



Land Adjacent To Gaydon Service Station, Banbury Road, Gaydon, West Midlands CV35 0HA

Freehold Development Opportunity

- ▶ **Site area of 0.25 acres**
- ▶ **Affluent village location close to M40 (0.5 miles)**
- ▶ **Development potential for a variety of uses (subject to relevant planning consent)**
- ▶ **Guide price of £340,000**

For enquiries and viewings please contact:



Sam Hall
07929 204405
shall@innes-england.com



Matthew Hannah
07831 319801
mhannah@innes-england.com

Location

The site is located in Gaydon, an affluent village in Warwickshire. The village lies a short distance from Junction 12 of the M40 Motorway (0.5 miles), which connects Birmingham in the North, to London in the South. The village is largely residential but is home to two major commercial operators, which include the Jaguar Land Rover design, development and testing facilities as well as the Aston Martin Headquarters.

The site sits on the junction of B4100, the main route through the village, and Pimple Lane. The site can be accessed via the Esso Petrol Filling station adjacent, or directly off Pimple Lane. Occupiers within the PFS also include a Spar convenience store as well as Greggs concession.

Description

The site comprises of a bungalow with a loft conversion and garden to the rear, as well as a workshop of brick construction to the south of the site, most recently used as an MOT garage.

The site benefits from a prominent roadside frontage on to the B4100 of c.190ft.

Accommodation

	Sq M	Sq Ft
Bungalow	107.9	1,162
Workshop	164.9	1,775
Total	272.8	2,937

Site area of 0.25 acres

Planning

It is our understanding that the property has planning permission for its previous use as an MOT centre and workshop and a residential dwelling.

The site would be suitable for alternative uses, subject to planning consent. Interested parties should make their own enquiries through Stratford-on-Avon District Council.

Tenure

The site is available to buy with vacant possession

Business Rates

Property Description: Vehicle Repair Workshop and Premises

Rateable Value: £10,250

Rates Payable: £5,114.75 (based on the small business rates of 49.9p, effective until March 2025).

(Source: VOA)

Price

£340,000

VAT

All figures quoted are exclusive of VAT

Legal Costs

Each party is to bear their own legal and professional costs incurred

EPC

The premises have an EPC assessment of:

Residential - 20 (G)

Industrial - 171 (G)

Viewings

By appointment with the sole agent Innes England

Information Pack

Further information is available from the agents including:

- Title Plan
- Title Register
- Flood Risk Information

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 04-Sep-2024

