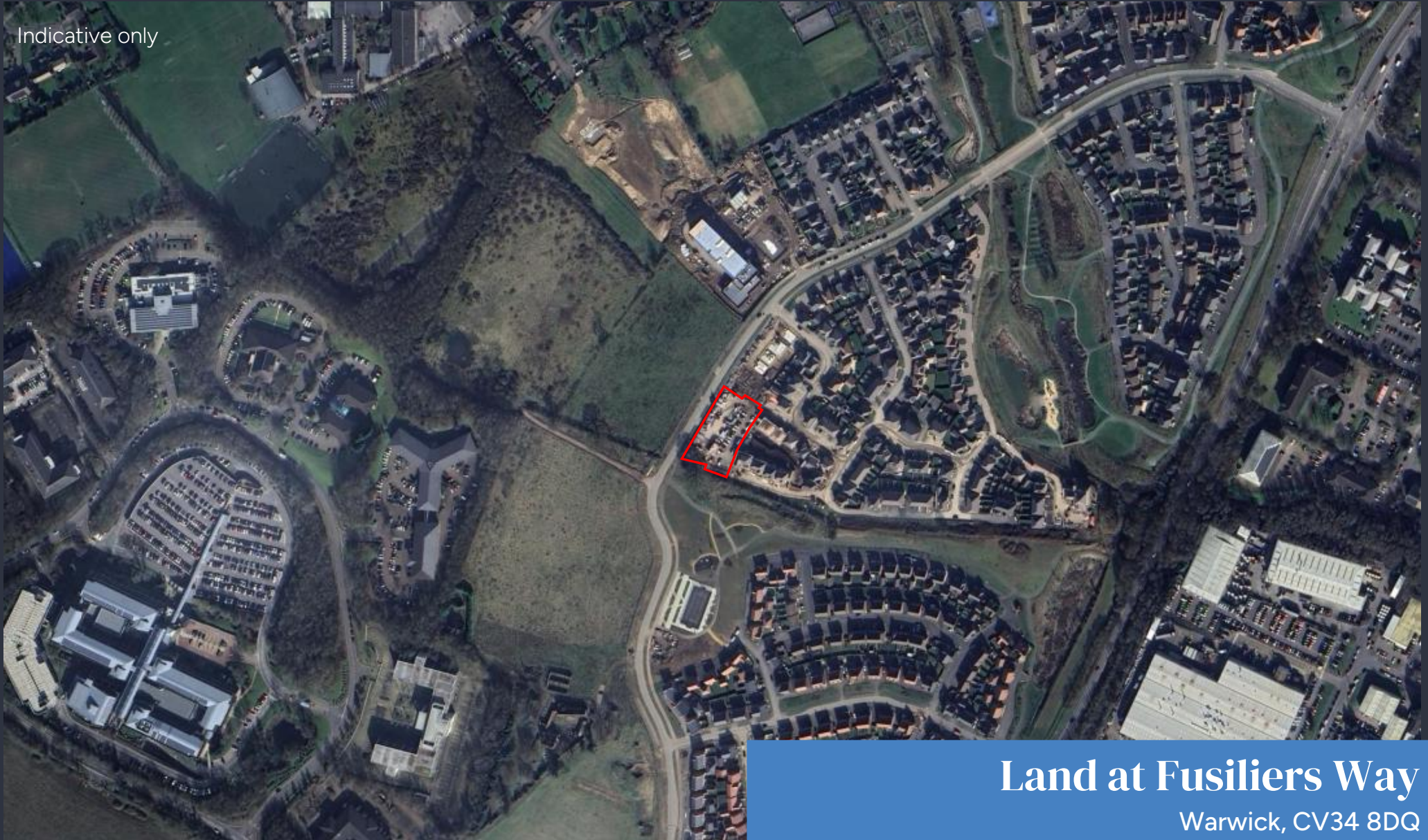


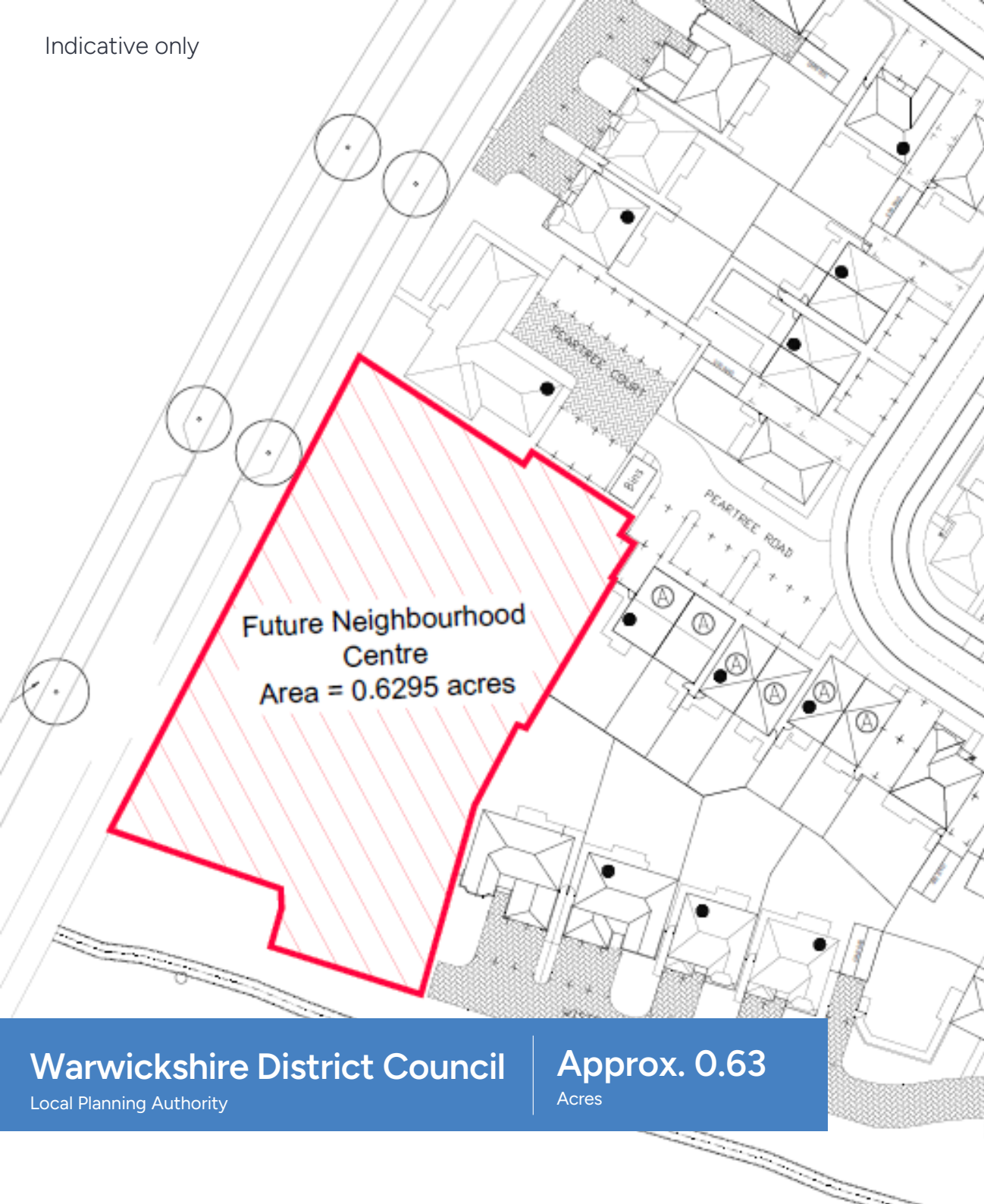
Indicative only



Land at Fusiliers Way

Warwick, CV34 8DQ

Indicative only



Warwickshire District Council

Local Planning Authority

Approx. 0.63

Acres

The opportunity

Land at Fusiliers Way

c.0.63 Acres (c.0.25 hectares)

On behalf of Barratt Redrow PLC, Fisher German is pleased to offer the freehold interest in the land off Fusiliers Way, Warwick.

- Potential to deliver Neighbourhood Centre development (STP), in line with outline permission.
- Situated on the northern outskirts of Heathcote, in a densely populated residential area, approximately 2-miles east of Warwick Town centre.
- Site extending to approximately 0.63 acres, indicatively outlined in red on the adjoining plan.
- Situated in an area of significant residential development where over 735 new homes have been delivered, providing significant passing traffic and customer footfall.
- Benefitting from prominent frontage onto Fusiliers Way, with planning permission granted for the creation of a new direct access to the site.

The site is offered For Sale via Informal Tender. Offers are invited on both a Subject To Planning and Unconditional basis and are to be submitted in writing to Max Fellows and Henry Martyn-Smith, by the deadline of **Midday 8th December 2025**.

The Vendor and their agents will not be obliged to accept the highest, or indeed any offer received.



Location

The offered site is located in the residential area of Heathcote, on the immediate outskirts of Warwick, being 1.7 miles from the town center, and only 2.0 miles from Leamington Spa town center.

It forms part of the Redrow Midsummer Meadows residential scheme, which, along with neighboring sites, has delivered a significant expansion to the residential area of Heathcote, to the south and west. The site is therefore well located to serve the surrounding residential area, which provides significant passing traffic and footfall.

The site is prominently situated off Fusiliers Way, which forms the western boundary and serves the surrounding residential sites. The site's position is strengthened by the recent granting of planning permission for the delivery of a new vehicular access point to the site from Fusiliers Way (Ref: W/24/1528). Public transport links are also available in immediate proximity.

The site also benefits from excellent connectivity to the regional strategic road network. Longbridge Island, situated only 3.6 miles south-west, provides immediate access to the M40 heading south towards Banbury and west to Birmingham, as well as to the Warwick bypass and A46, leading north and south.

Along with the surrounding residential areas, the site is also in proximity to a number of commercial locations, including Warwick Technology Park, Heathcote Industrial Estate, as well as local amenities including schools and shops.

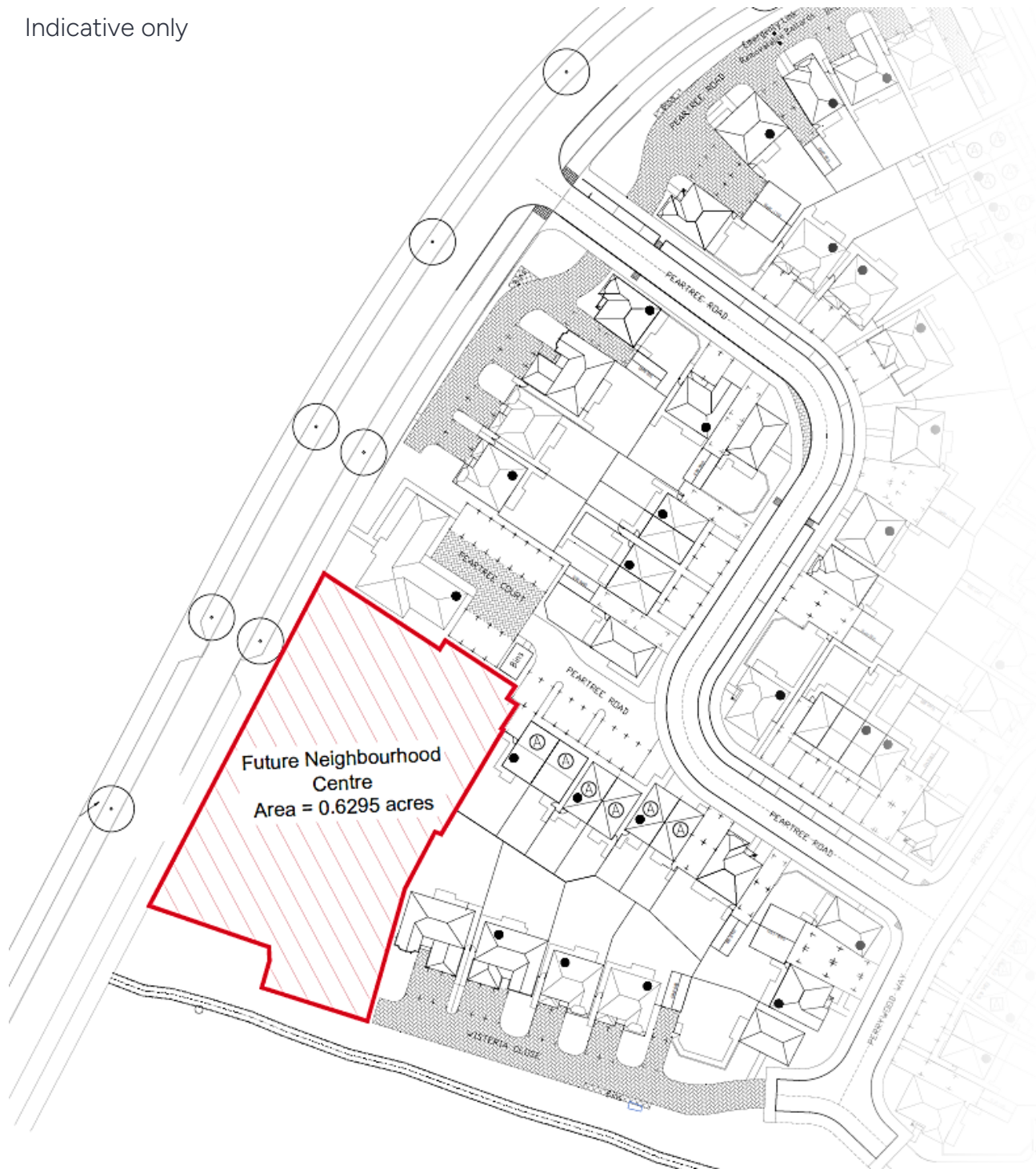
Destinations

- Warwick – 1.7 miles
- Leamington Spa – 2.0 miles
- Stratford-Upon-Avon – 10 miles
- Coventry – 12.5 miles
- Banbury – 20 miles
- Birmingham – 36 miles

Transport Connections

- Leamington Spa Train Station – 1.4 miles
- Warwick Parkway – 3.6 miles
- M40/Warwick Bypass at Longbridge Island – 3.6 miles

Indicative only



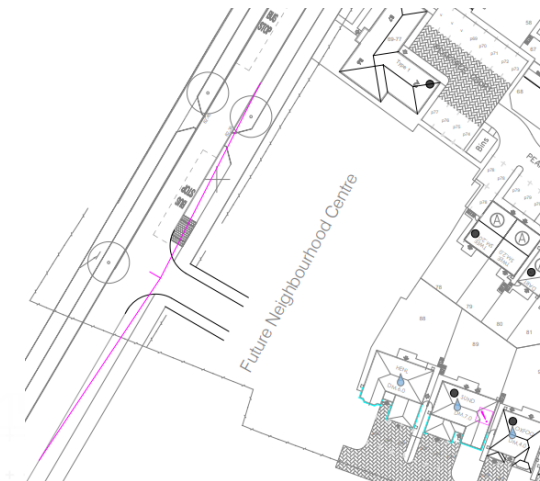
Planning history

The site offered previously formed part of a larger site subject to an Outline Planning Application (Ref: W/15/0981), which was granted in September 2015 for the construction of up to 735 dwellings and a Neighbourhood Centre.

Condition 32 of the Outline Application approximately identifies the site (indicatively outlined in red on the adjoining plan) as being reserved for a Neighbourhood Centre to provide 500 sq. m. of A1, A2, A3, A4 and D1 floorspace. The changes introduced in 2020 to the Town and Country Planning (Use Classes) Order 1987 (as amended) have altered the classification of acceptable uses as identified in the Outline permission. Parties are therefore advised to satisfy themselves as to the current Use Classes which may be acceptable on the site, in reference to the Outline Permission.

Reserved Matters has been granted for the component parcels of the wider scheme. In 2021, Reserved Matters was granted for the delivery of 235 dwellings and associated works (Ref: W/20/0232) on Parcel 4, which the offered site forms part of. This parcel is nearing completion with the final units currently being sold. Development on the offered site, however, was not secured through this Reserved Matters application.

Planning permission has recently been granted for the delivery of a new access to the site from Fusiliers Way (Ref: W/24/1528), as indicatively outlined below.



Further Information

Local Planning Authority

Warick District Council, Town Hall, Parade, Leamington Spa, Warwickshire, CV32 4AT

Method of sale

The site is to be sold by Informal Tender.

The Vendor and their agents will not be obliged to accept the highest, or indeed any offer received.

Proposals

Offers are invited for the site on either an unconditional or conditional basis, and must outline the following:

- Bidding Party
- Sum offered (purchase price)
- Details of conditions attached (i.e. obtaining planning, ground conditions etc). If STP, please include full details of proposals, including plans
- Proposed timeframes for exchange of contracts and completion
- Funding status (i.e. cash or debt funded)
- Any internal approval required (i.e. Board approval process)
- Solicitors' details
- Any other relevant supporting information

Bid Deadline

Proposals are to be submitted in writing to Max Fellows and Henry Martyn-Smith by the deadline of **Midday on the 8th December 2025**.

Tenure and possession

The site will be sold freehold, with vacant possession given on completion.

Data Room

A Data Room containing additional information is available to interested parties. For access, please contact either Max Fellows or Henry Martyn-Smith at Fisher German.

Viewings

Viewings by appointment only, to be arranged via the sole selling agent Fisher German.

The Landowner nor their Agent take any responsibility for loss of injury on the Property, and all viewings are undertaken at party's own risk.

Rights of Way, Wayleaves and Easements

The site is sold subject to all Rights of Way, Wayleaves and Easements whether or not they are defined in the marketing material.

VAT

The offered site is elected for VAT, and therefore VAT will be payable in respect of any transaction.

In the event that a sale of the Property, or any part thereof, or any right to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the sale price and interested parties must factor this in as part of any offer.

Plans, schedules and boundaries

The plans and schedules within these particulars are based on ordnance survey data and are provided for reference only. They are believed to be correct, but accuracy is not guaranteed. The Purchaser shall be deemed to have full knowledge of all the boundaries and extent of ownership. Neither the Vendor nor their Agent will be responsible for defining boundaries or the ownership thereof.

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.



Max Fellows

07974 431 239

Max.Fellows@fishergerman.co.uk



Henry Martyn-Smith

07890 890 837

Henry.Martyn-Smith@fishergerman.co.uk

Land Off at Fusiliers Way

Warwick, CV34 8DQ