



For Sale/To Let

Leicester Lane

Cubbington • Leamington Spa • CV32 6QZ

- Open Storage Land with prominent roadside frontage.
- Site Area approx. 5 Acres (2.024 Hectares).
- Available Immediately Freehold or on new lease.
- Previously let to Warwick District Council as Materials Storage.
- Excellent location approx. 2 miles from Leamington Town Centre.
- Rare Brownfield site may be suitable for development (STPP)..





Location

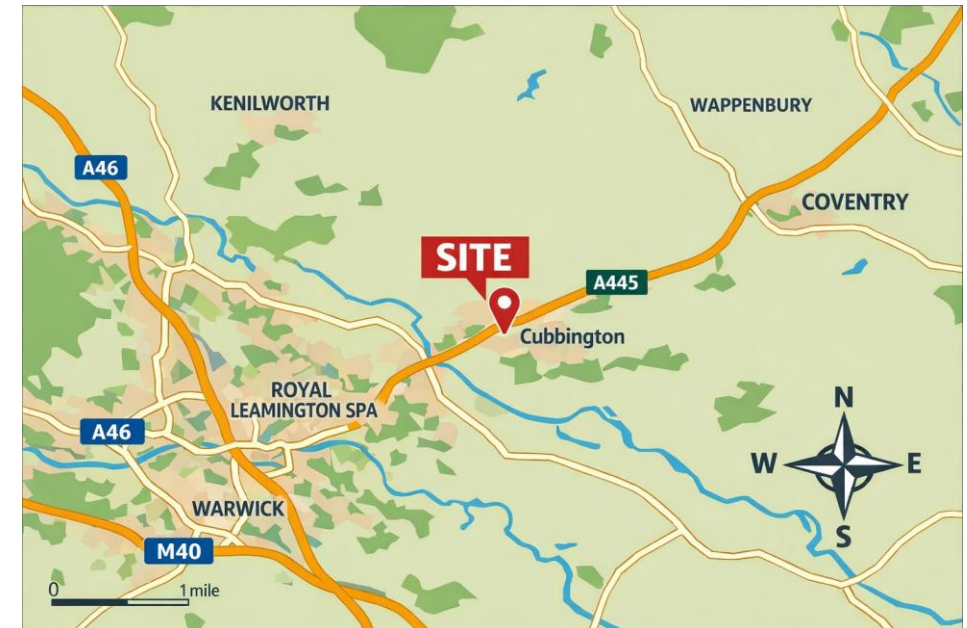
The site is prominently positioned on Leicester Lane (A445) on the north-eastern edge of Cubbington, approximately 2.5 miles from Royal Leamington Spa town centre. This accessible and well-connected location provides direct links to the A445, with swift onward access to the A46, M40, and the wider Warwickshire and West Midlands region.

Situated within an established semi-rural corridor, the area benefits from a blend of open landscape and nearby residential communities, offering an attractive yet practical setting for future development. Surrounding towns including Leamington Spa, Kenilworth, Warwick, and Coventry are all within easy reach, supporting strong labour catchment, supply-chain access, and amenity provision.

The postcode sits within a stable and well-regarded part of Warwickshire, with local services, schools, and commercial centers located a short distance away. The site enjoys good visibility from Leicester Lane and convenient vehicular access, enhancing its suitability for a range of commercial or redevelopment uses, subject to planning.

Postcode: CV32 6QZ

What Three Words: [///zeal.risen.hotel](https://www.what3words.com/zeal.risen.hotel)





Description

The property comprises approximately 5 acres of land situated on the northern edge of Cubbington, fronting Leicester Lane (A445). The site is currently laid to a mix of hard standing and banded landscaping, with secure gated access directly off Leicester Lane. It is understood to be brownfield land, historically used by Warwickshire County Council as a source of materials, which supports its potential for redevelopment subject to planning.

Previously operated as a council depot and materials site, the land has long been associated with infrastructure and operational use. Its legacy as a working site contributes to its brownfield designation, offering a strong planning narrative for future development. The presence of existing hard standing and banded areas reflects its former industrial utility and provides a practical base for new schemes (subject to further land investigations).

The site presents a compelling opportunity for a range of uses, including:

- Commercial or industrial development
- Storage and logistics
- Mixed-use schemes
- Renewable energy or infrastructure projects
- Residential

Its scale, access, and location make it suitable for both standalone operations and multi-unit layouts. The brownfield status may support favorable planning outcomes, especially in the context of regional growth and land supply pressures.

Planning History

Planning consent has been granted for an open B8 Storage use, planning by way of Appeal. Appeal Decision can be provided upon request otherwise, able to download using Warwick District Council Planning Portal Reference no: APP/T3725/X/24/3341184.

Rating Assessment

The site is rated in the April 2026 Rating List at £18,250.

Services

Interested parties are invited to make their own enquiries in respect of the availability of mains services.





Terms

The property is available either for sale freehold or to let.

Freehold: Offers are invited in excess of £2,000,000 (Two Million Pounds), exclusive, for the freehold interest in the property, comprising all land registered under Title Number WK458894.

Leasehold: Alternatively, the property is available by way of a new 10-year Full Repairing and Insuring lease at a quoting rent of £175,000 per annum, exclusive.

VAT

The property has not been elected for VAT.

Development Claw Back

There will need to be reservation made by the Vendors for a claw back in respect of any development value achieved by a change of planning consent in respect of the site for a period of 50 years. Full details available upon request.

Vendor Status

The owners of the site are a registered Charity and any sale will be subject to Charity Commissioner's approval.

Legal Costs

Each party will be responsible for their own legal costs in connection with the property.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Viewing arrangement

The property will be available to view by way of a number of open viewing dates which are to be confirmed. Please contact the agents for more details.

Offering process

The property will be offered for sale by way of Formal Tender (sealed bids), with all offers to be submitted by (date to follow). Interested parties are invited to submit their tenders accompanied by the following information:

1. Full details of the proposed purchaser, including the purchasing entity and any relevant parties.
2. The proposed purchase price, clearly stated in both figures and words.
3. Evidence of funding, together with confirmation of any finance required to complete the purchase.
4. Confirmation that the offer is unconditional, or alternatively, full details of any conditions attached.
5. Proposed timescale for exchange of contracts and completion of the transaction.
6. Details of the purchaser's appointed legal representatives.

All submissions should be received by the stated deadline (to follow) and clearly marked "Tender Submission, Leicester Lane, Cubbington."

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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