



A TOWN CENTRE FREEHOLD PROPERTY WITH 6 INDIVIDUAL APARTMENTS SET OVER THREE FLOORS

PLANNING PERMISSION FOR FURTHER 12 APARTMENTS
(Reference: R14/1530) (granted previously in 2014 – now lapsed)

HOMERS HOUSE

51 - 52 CHURCH MEWS
CHURCH STREET
RUGBY
WARWICKSHIRE
CV21 3PT

GUIDE PRICE: £1,150,000



The site is located on to the rear of 51-52 Church Mews, which is accessed from Church Street within the heart of Rugby town centre and the Conservation area.

The site currently comprises of a detached three-storey building used for residential accommodation comprising of 6 apartments. This building is owned and managed by Homers House Management Co. Ltd.

Along the southern boundary of the site is a garage block of 3 garages which serve the existing building. Pedestrian and vehicular access to the site is off Church Street between No. 50 and No. 55 Church Street.

Immediately to the south of the site is the pedestrianised route known as 'Church Walk' which extends along the southern boundary of the site and further beyond is the graveyard/public open space of St Andrew's Gardens.

This site was granted planning permission in 2014 (now lapsed) (ref: R14/1530) for 12 additional residential units.

To 'complete' the site, two further dwellings adjacent to the Homers House are available by separate negotiation.

No 53, Church Street, Rugby – 2 Bedroom Terraced - 732 sqft (68sqm) £195,000

No 53a, Church Street, Rugby – 1 Bedroom Terraced - 453 sqft (42sqm) £145,000

Please contact our sales team for further information or to request a viewing. Viewings strictly by appointment.

Unit Number	SqFt* <small>*approximately</small>	SqM*	Description	Annual Rent
Apartment 1	947	88	2 bed ground floor with garage	£7,500
Apartment 2	1114	103	2 bed ground floor	£6,900
Apartment 3	737	68	2 bed first floor with garage	£7,500
Apartment 4	1048	97	2 bed first floor	£7,800
Apartment 5	807	75	2 bed second floor with garage	£7,800
Apartment 6	628	58	1 bedroom second floor	£6,900

Proposed New Build Development

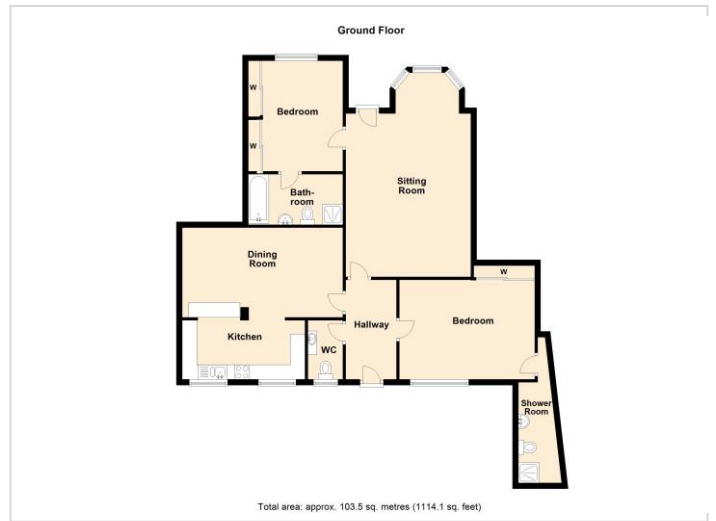


PROPOSED FRONT ELEVATION

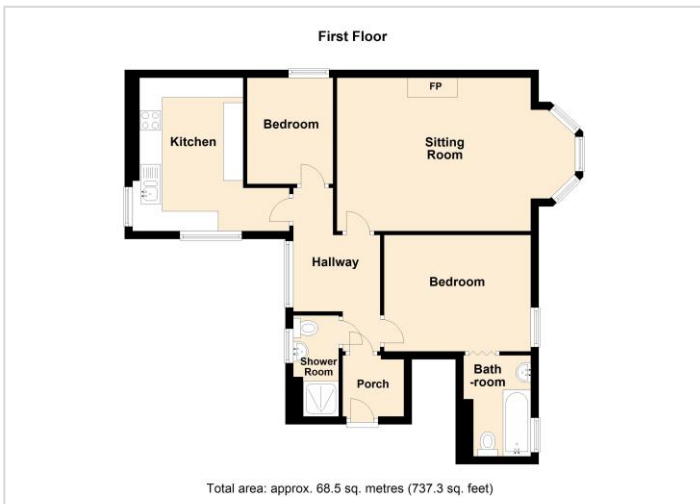
Apartment 1



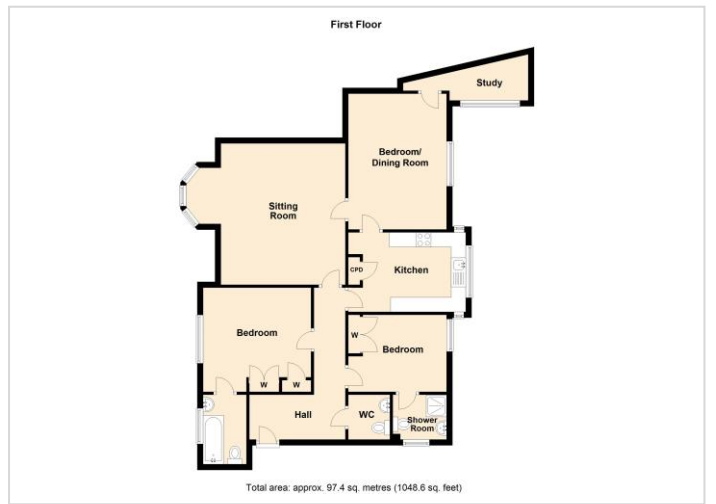
Apartment 2



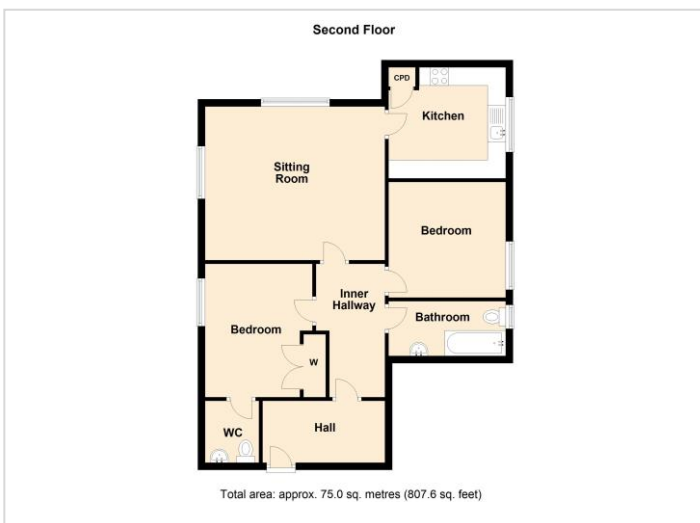
Apartment 3



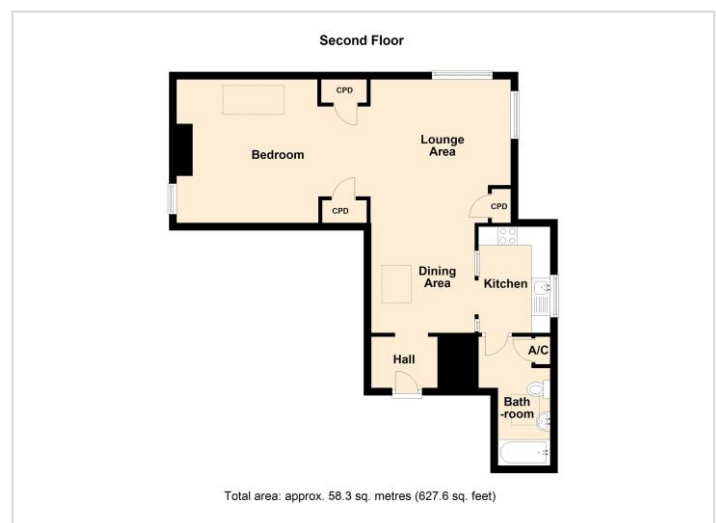
Apartment 4



Apartment 5



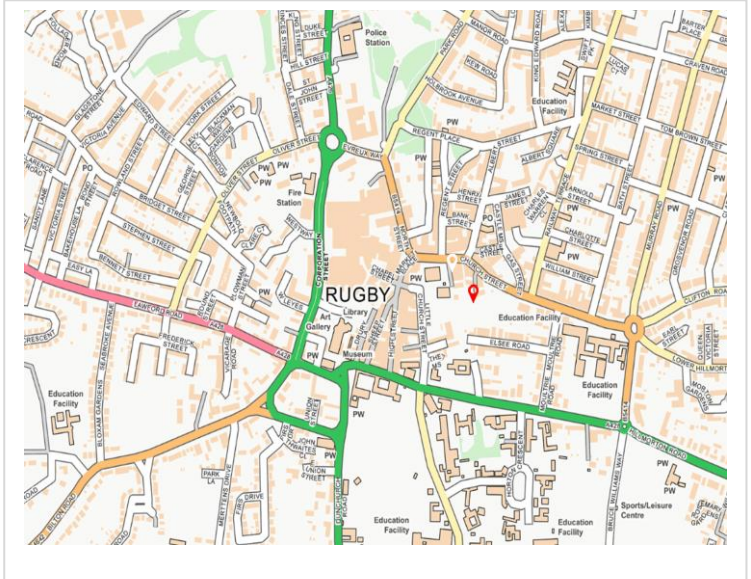
Apartment 6



Aerial View



Location



Front Elevaton



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