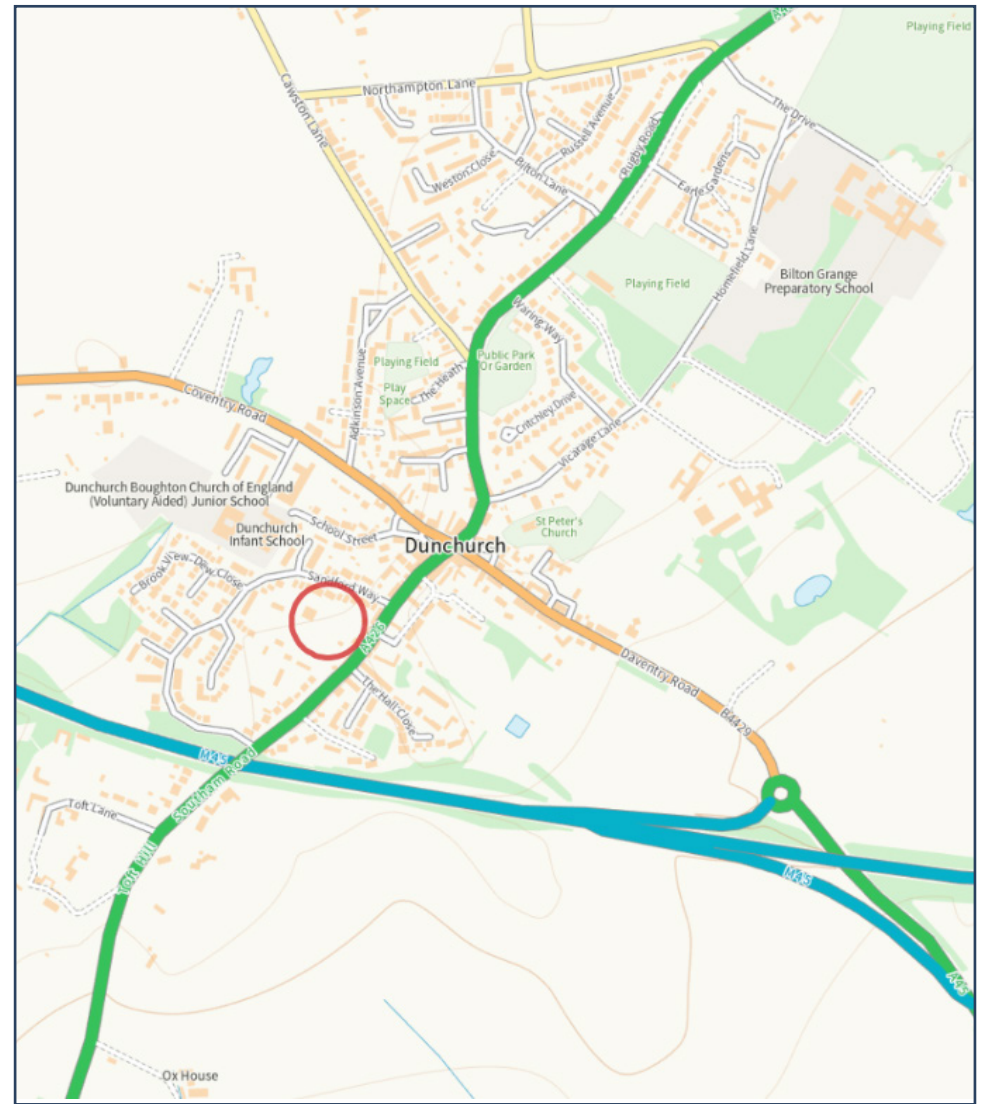
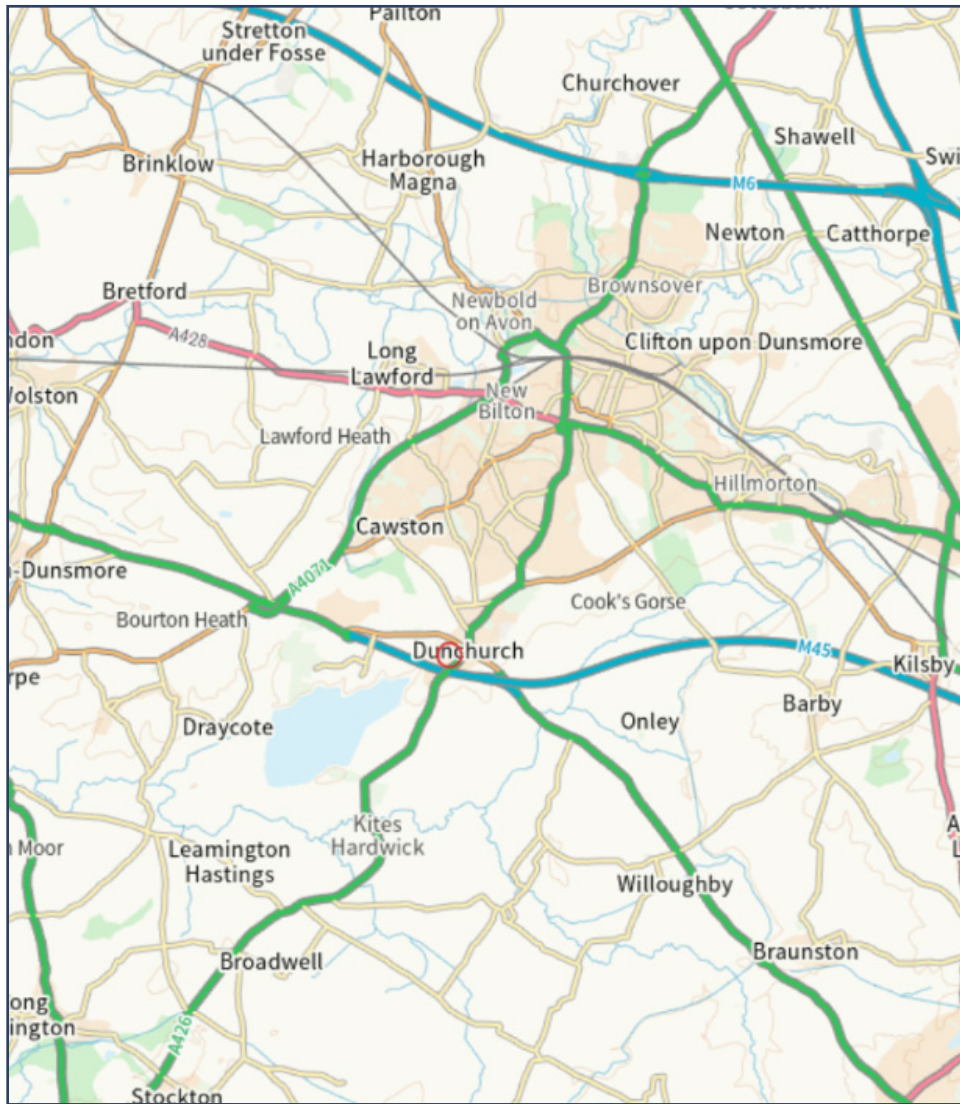




**RESIDENTIAL DEVELOPMENT OPPORTUNITY  
WITH PLANNING CONSENT FOR 5 UNITS  
DRAYTON HOUSE & 17A SOUTHAM ROAD**

# LOCATION PLANS



## FIVE UNIT RESIDENTIAL DEVELOPMENT

### DRAYTON HOUSE & 17A SOUTHAM ROAD, DUNCHURCH, RUGBY, CV22 6NL EXTENDING TO APPROXIMATELY 0.2 HECTARES (0.50 ACRES).



Approximately 0.2 hectares (0.5 acres) located off Southam Road, Dunchurch, Warwickshire with planning permission to demolish the current semi-detached properties and erect five new dwellings with associated works.

- Full planning permission for a five-unit residential scheme
- The site is located off Southam Road in the heart of the village of Dunchurch, Warwickshire
- Approximately 3 miles south of Rugby and 12 miles south-east of the larger city of Coventry

Dunchurch is a charming village and is ideally placed for commuting to Rugby, Coventry or further afield being in close proximity to the A45.

INVITATION OF OFFERS TO PURCHASE AS A WHOLE

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDORS' AGENT

VENDOR'S AGENT



SWORDERS

Sworders, The Hall, Priory Road,  
Wolston, Rugby, CV8 3FZ

T: 01788 435435

E: James.morton@sworders.com

E: Anna.robinson@sworders.com

# THE PROPERTY



## Notes:

REVISION	DATE	AMENDMENT
E	10/02/25	LAYOUT REVISED (BNG)
D	09/12/24	LAYOUT REVISED TO REFLECT HIGHWAYS COMMENTS
C	19/11/24	CLIENT ISSUE
B	22/10/24	LAYOUT REVISED TO REFLECT HIGHWAYS COMMENTS
A	18/09/24	LAYOUT REVISED TO ACCOMMODATE ONSITE BNG
/	03/07/24	FIRST ISSUE

ANY ORDINANCE SURVEY DATA USED IS BASED UPON THE ORDINANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF HM STATISTICAL OFFICE. CROWN COPYRIGHT RESERVED. ORDINANCE SURVEY LICENSE NUMBER L06531. NO RESPONSIBILITY CAN BE TAKEN FOR ANY RELIANCE BASED ON THE INFORMATION CONTAINED HEREIN.



SURVEYORS | PLANNERS | ARCHITECTS  
 HERTFORDSHIRE | NORFOLK | WARWICKSHIRE | SOMERSET  
 Phone (01279) 771188 | E-mail post@sworders.com

SCHEME:  
**DRAYTON HOUSE**  
**SOUTHAM ROAD, DUNCHURCH**

TITLE:  
**PROPOSED SITE PLAN**

SCALE	1:500	PAPER SIZE	A3L	DRAWN BY	KSM	16/05/2023	CHECKED BY	NP	25/02/25
CLIENT NO.	PAY2592	DRAWING NO.	220311 - PR - 010	REVISION	E				

© Copyright 2025, Sworders. All rights reserved. The contents of this drawing remain the sole property of Sworders and must not be copied or reproduced without prior permission.

## LOCATION

The site is accessed via Southam Road and lies within the popular semi-rural village of Dunchurch. The village offers a range of local amenities, including a nursery, primary and junior school, convenience shops, a pharmacy, public houses and a selection of retail and dining establishments.

Dunchurch is located approximately three miles south of Rugby, where a broader range of facilities can be found, including further education institutions, supermarkets, leisure amenities and excellent transport connections via Rugby railway station, as well as direct access to the M6 motorway.

The village also benefits from its proximity to the larger city of Coventry, situated around 12 miles to the south-east, meaning that it is ideally located for commuters.

Please note that part of the site is located within the Dunchurch Conservation Area.

## DESCRIPTION

The site extends to approximately 0.2 hectares (0.5 acres) and is currently occupied by two semi-detached red brick properties and their respective gardens. Planning permission has been granted for their demolition and the redevelopment of the site to provide five new residential dwellings, ranging from a smaller two-bedroom home to larger four-bedroom properties, each with their own garden and associated parking provisions.

The layout has been carefully designed to ensure it complements the character of the village. This includes positioning the smaller two-bedroom property along the road frontage, with the larger dwellings set to the rear of the site for a more balanced site.

Planning permission was granted on 24th December 2025 under application reference R25/0297

Unit:	Size (circa):	Size (circa):	No. Bedrooms
1	58m <sup>2</sup>	624.31 sqft	2
2	131m <sup>2</sup>	1,410.07 sqft	4
3	148m <sup>2</sup>	1,593.06 sqft	4
4	131m <sup>2</sup>	1,410.07 sqft	4
5	131m <sup>2</sup>	1,410.07 sqft	4
TOTAL	599m <sup>2</sup>	6,447.58 sqft	

## ADDITIONAL INFORMATION

### ACCESS

The site is currently accessed directly off Southam Road, via a driveway to the west of the site or through Drayton House or 17a Southam Road. Under the approved plans, a new 5m wide access is proposed.

### SERVICES

The existing site benefits from mains water and electricity. Purchasers should make their own technical investigations.

### TENURE AND OCCUPATION

The site is available freehold with vacant possession upon completion.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are no known public rights of way or any other rights, easements or wayleaves affecting the land. The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

### BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the vendors nor their Agent will be responsible for defining any other boundaries.

### ADDITIONAL INFORMATION

The CIL liability for the development at Drayton house totals £85,467.88.

An additional information pack is available including copies of the planning documents, plans and title information.

### LOCAL AUTHORITY

Rugby Borough Council  
Town Hall  
Evreux Way  
Rugby  
CV21 2RR

### VIEWINGS

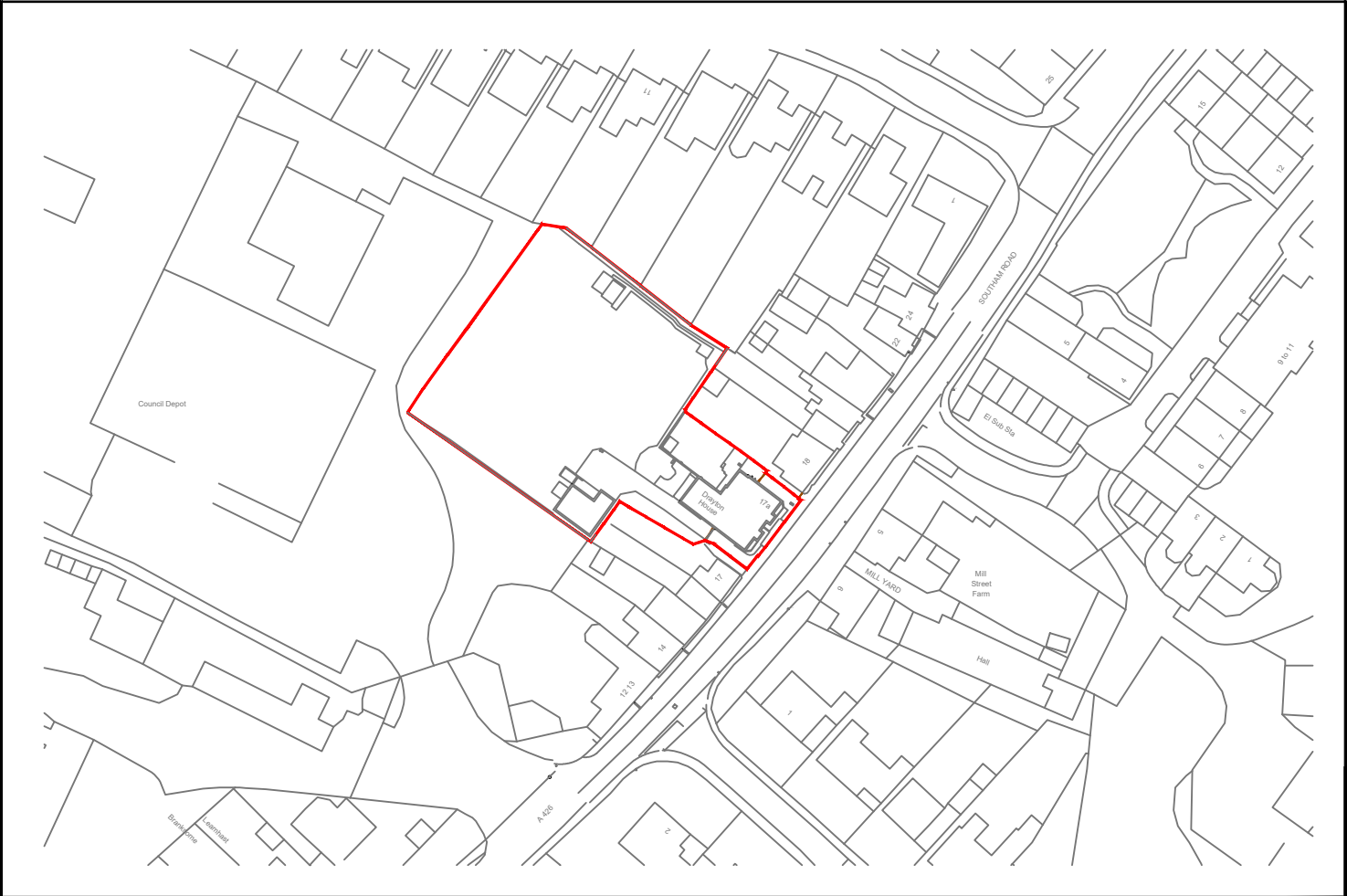
Strictly by appointment only with the vendors Agent.

T: 01788 435435

E: james.morton@sworders.com

E: anna.robinson@sworders.com





**IMPORTANT NOTICE**

Sworders for itself and the Vendor of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Any measurements, areas or distances referred to herein are approximate only. None of the services or fixtures or fittings has been tested and no warranty is given as to their suitability or condition. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn.

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and the address to the Selling Agents.

All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationary Office. Crown Copyright Reserved.

Photographs taken March 2026.  
Particulars prepared in April 2026.



Notes:

REVISION	DATE	AMENDMENT
A	31/03/25	UPDATED TO REFLECT LA COMMENTS
/	26/06/23	FIRST ISSUE

**SWORDERS**  
Agricultural Commercial Residential

SURVEYORS | PLANNERS | ARCHITECTS  
HERTFORDSHIRE | NORFOLK | WARWICKSHIRE | SOMERSET  
Phone (01279) 771188 | E-mail post@sworders.com

ANY ORDNANCE SURVEY DATA USED IS BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H M STATIONARY OFFICE. CROWN COPYRIGHT RESERVED. ORDNANCE SURVEY LICENCE NUMBER 10001551. NO RESPONSIBILITY CAN BE TAKEN FOR ANY RELIANCE BASED ON THE INFORMATION CONTAINED HEREIN.

SCHEME: <b>DRAYTON HOUSE, SOUTHAM ROAD, DUNCHURCH, CV22 6NL</b>			
TITLE: <b>LOCATION PLAN</b>			
PAPER SIZE: <b>A4P</b>	<small>© Copyright 2021, Sworders. All rights reserved. The contents of this drawing remain the sole property of Sworders and must not be copied or reproduced without prior permission</small>		
SCALE: <b>1:1250</b>	DRAWN BY: <b>KM</b>	CHECKED BY: <b>LP / AH</b>	<b>26/06/23</b>
CLIENT NO. <b>PAY2592</b>	DRAWING NO. <b>220311 - LO - 001</b>	REVISION <b>A</b>	



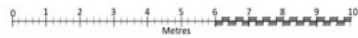
Front Elevation (north-east)

Side Elevation (north-west)



Rear Elevation (south-west)

Side Elevation (south-east)



The Hall, Priory Road, Wolston, Rugby, CV8 3FZ

T: 01279 771188  
[www.sworders.com](http://www.sworders.com)