BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

VIEW ONLINE

RESIDENTIAL DEVELOPMENT, INVESTMENT, INVESTMENT - MIXED USE, LAND, LIGHT INDUSTRIAL FOR SALE

BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

WHARF FARM, KILSBY LANE, RUGBY, CV21 4PN

4.88 Acres (1.97 Hectares)

Description

Wharf Farm is approximately 4.883 Acres and is a combination of open field, a reinforced concrete yard and two shed footprints. The site is unique and has been recently called to Rugby Borough Local Plan (March 2025) as part of the Land East of Kilsby Lane, Hillmorton for c 125 dwellings. The current situation for the property is that currently has B1 & B2 Consent on the hard-standing land which is approximately 0.845 Acres. The site also holds a waste transfer license.

Data room available on request.

Summary

- Waste Transfer License
- Large open storage space with premium high-grade concrete
- Potential Residential Planning
- Mix use site with B1 & B2 use
- Open sheds with footprint for refurbishment.
- Sale of The Freehold Title

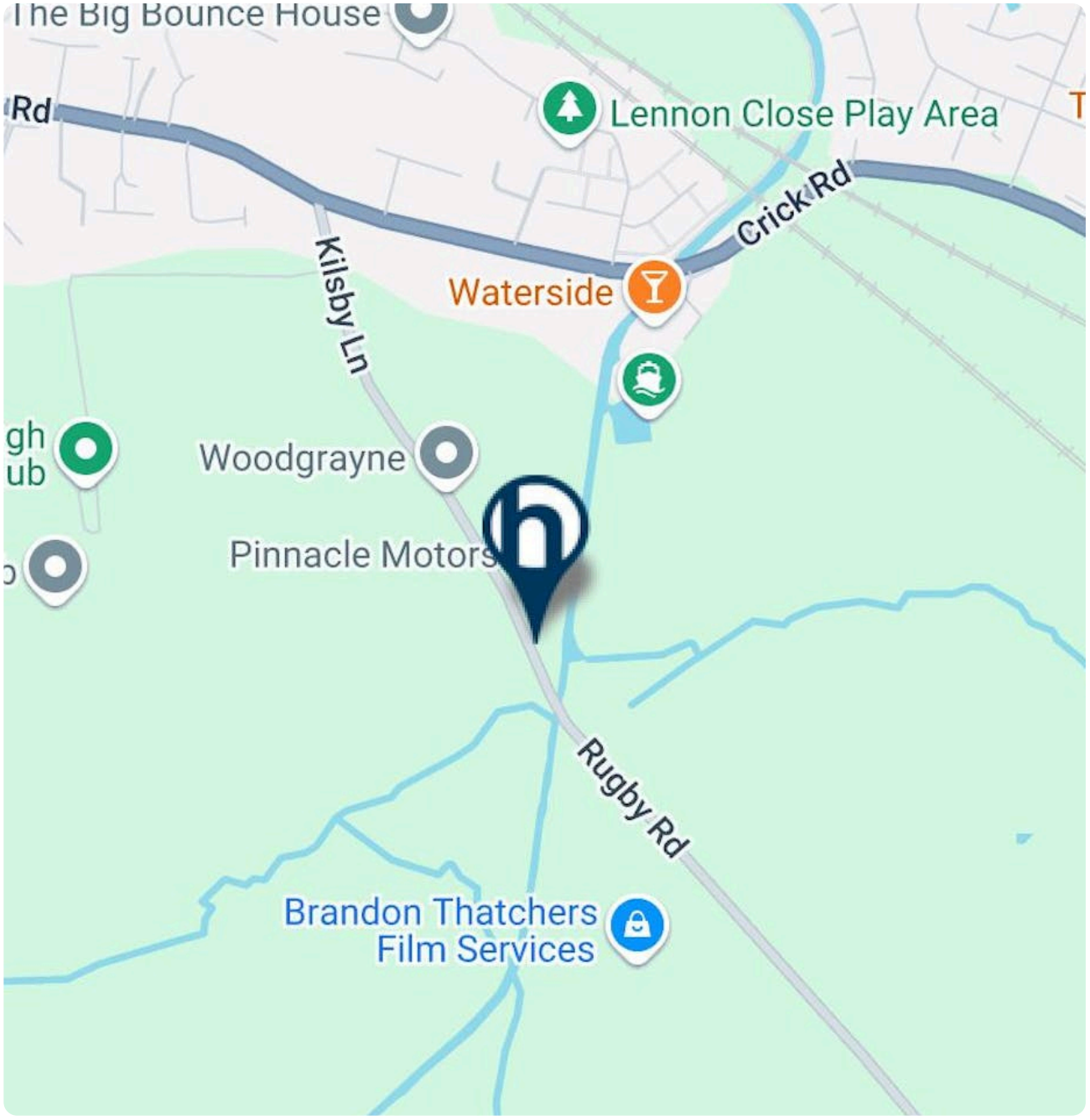
BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

WHARF FARM, KILSBY LANE, RUGBY, CV21 4PN

4.88 Acres (1.97 Hectares)

Location

Wharf Farm is approximately 2 miles southeast of Rugby town centre. It offers convenient access to major motorways: around 4 miles east of the M1 (Junction 18), about 5 miles south of the M6 (Junction 1), and roughly 3 miles southwest of the M45 (Junction 1).



BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

WHARF FARM, KILSBY LANE, RUGBY, CV21 4PN

4.88 Acres (1.97 Hectares)

GALLERY

BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

WHARF FARM, KILSBY LANE, RUGBY, CV21 4PN

4.88 Acres (1.97 Hectares)

TERMS

Sale of the Freehold part title WK422607

VAT

This property is registered for VAT (Value Added Tax). The sale to be treated as a going concern.

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT

Ed Bunbury
07385 662 520
02476308900
ed.bunbury@bromwichhardy.com

Rob Lord
07385 663 147
rob.lord@bromwichhardy.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 22/06/2026

BROMWICH HARDY

024 7630 8900

www.bromwichhardy.com

Award winning commercial property advice from the team you can trust

- Commercial Agency Advice
- Sales
- Lettings
- Development Advisory
- Complete Property Management Services
- Professional Services
- Lease Renewals
- Rent Reviews
- Valuation Advice

Read our latest Barometer

BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

1 The Cobalt Centre,
Siskin Parkway East,
Middlemarch Business Park,
Coventry
CV3 4PE

RICS
the mark of property professionalism worldwide