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Rare opportunity to purchase infamous local landmark property

Buyers are offered a rare opportunity to purchase a local landmark property in a highly sought-after location. **Harwoods House and Barns** is situated close to Warwick and Gaydon, with easy access to the M40 and other main local and national routes, and is being offered for further development.

Local legend has it that **Dick Turpin** once stashed his ill-gotten gains in the former farmhouse whose land and buildings occupy a highly prominent position at the junction of the B4100 Warwick to Banbury Road and the B4455, part of the ancient Roman Fosse Way, mid-way between Warwick and Gaydon, close to the village of Ashorne in glorious Warwickshire countryside.

The Period House, Offices, Barns and Land with Planning Consent is available for purchase through David Penn of Bromwich Hardy and Chris White of White Commercial Chartered Surveyors, whose expertise and experience are well recognised locally and throughout the Midlands.

The property consists of a Grade II listed former residence in need of refurbishment; offices totalling 4,909 sq ft, currently let to three tenants; open fields included within total area of 12.07 acres (4.89 hectares). Planning permission also exists for 808 sq m (8,696 sq ft) of new build offices.

David Penn of Bromwich Hardy says *"We're thrilled to be involved with this exciting and unusual opportunity - with Jaguar Land Rover and Aston Martin both close by at Gaydon, as well as the Warwick Technology Park, the Coventry and Warwickshire area is at the forefront of technical innovation including creating and developing digital and transport technologies of the future"*.

As David also points out, the area is home to brands such as Geely London Electric Vehicle Company, PSA Peugeot Citroen, Rolls Royce Aerospace, Tata Motors and VivaRail as well as being a major centre for B2B and gaming/entertainment software.

White Commercial Surveyors act on behalf of clients in Oxfordshire, Northamptonshire, Buckinghamshire and Warwickshire along the London to Birmingham M40 motorway.

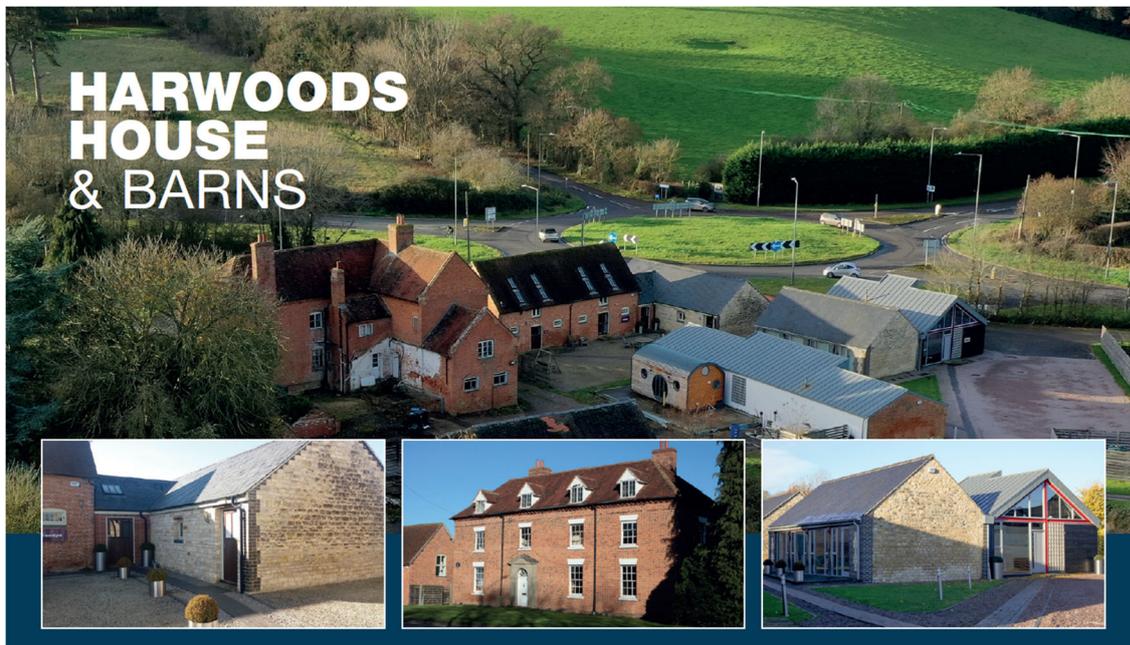
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Chris White of White Commercial says *“Investment locally is unprecedented including ventures such as the National Automotive Innovation Centre, the UK Battery Industrialisation Centre, JLR’s Battery Assembly Centre, the UK Mobility Data Institute (Warwick Manufacturing Group), Smart City Mobility Centre at Wellesbourne, as well as JLR’s new £200 million Engineering & Design Centre just up the road at Gaydon.”*



Chris also notes that extensive numbers of new homes are planned or under construction in the Warwickshire area nearby including at nearby Lighthorne Heath, a site identified in Stratford-Upon-Avon District’s Core Strategy as “a new settlement capable of delivering 3,000 dwellings together with necessary infrastructure.”

For full details of **Harwoods House & Barns** visit www.whitecommercial.co.uk or contact Chris White chris@whitecommercial.co.uk.

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