



Crick Road  
Hillmorton



**Cadman Homes**  
Residential Sales, Lettings & Property Management



# Hillmorton Wharf, Crick Road, Hillmorton, CV21 4PW

An exciting opportunity to acquire a canal-side, detached property with planning permission to be converted into a two bedroom residence. With off road parking for two cars, a waterside garden and further lawned garden, this property presents a unique chance to develop a property and potentially explore short term "Air B&B" lets or even holiday accommodation.

There is public mooring to the waterfront but the vendors are in talks with the CRT (Canal and river trust) to ascertain the likelihood of a private mooring at the site. The property has mains services to include AC mains electricity and water and sewerage. Viewing with the agents is advised to appreciate the plot, position and proposition of the site. No chain.

## Approximate Wall to Wall Measurements Before Fitting Out

Please bear in mind that these measurements are taken before the walls are prepared.

**Hallway 8' 7" x 5' 4" (2.61m x 1.62m)**

**Living Room 12' 5" x 16' 10" min (3.78m x 5.13m min)**

**Kitchen 12' 3" x 8' 5" (3.73m x 2.56m)**

**Bedroom 1 12' 10" x 9' 0" (3.91m x 2.74m)**

**Bedroom 2 12' 5" x 8' 5" (3.78m x 2.56m)**

**Bathroom 5' 9" x 5' 4" (1.75m x 1.62m)**

## Outside

There is a garden which sits facing the canal as well as further lawned area which is currently separated by timber fencing. Two parking spaces are given over for the property and the planning permission includes the re-landscaping of some of the lawned area for the provision of parking.

## About the area

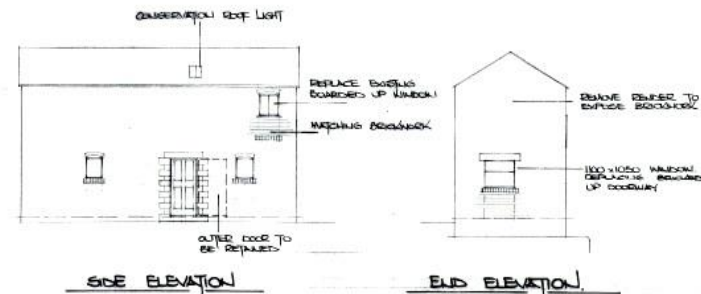
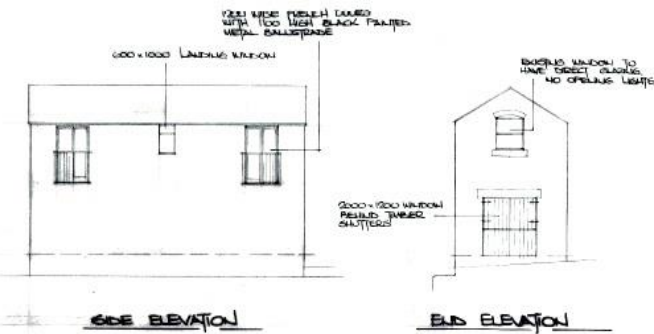
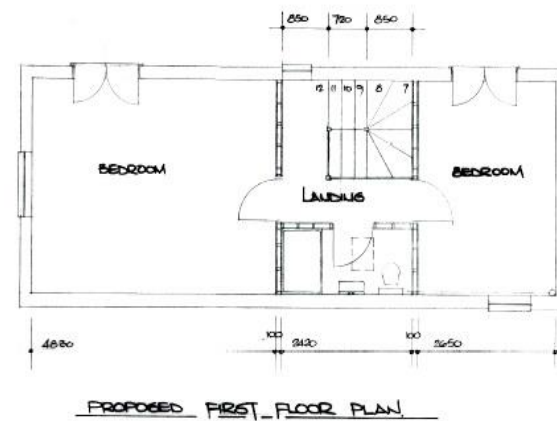
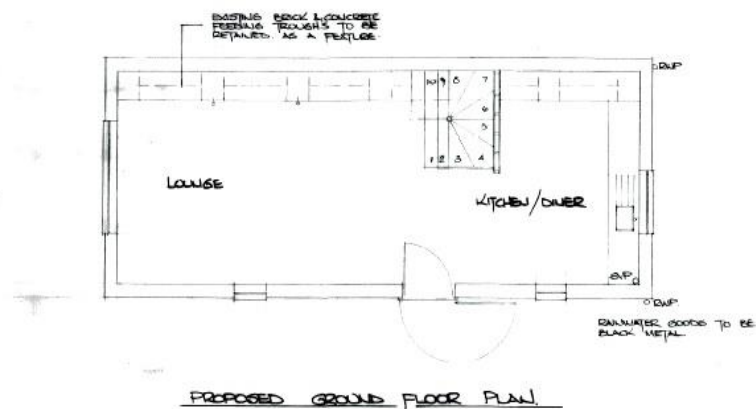
Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, a hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores. This property is less than 2 miles from Rugby railway station and 54 minutes from central London.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and Ofsted good rated Paddox Primary School, excellent rated Abbots Farm junior schools and good rated Abbots Farm Infant school. There are numerous parks and several nature walks a short distance away, including the canal tow-path.

## Agent's Note

Viewing is strictly by appointment via the sole agents, Cadman Homes. We are a local, family owned and run firm of estate and letting agents covering the Rugby, Lutterworth, Coventry and Leamington areas.

If you are unsure of the value of your home, or simply haven't chosen an agent to sell or let it, we'd love to show you what we can do for you. For valuations, mortgages, conveyancers and more contact the local office.

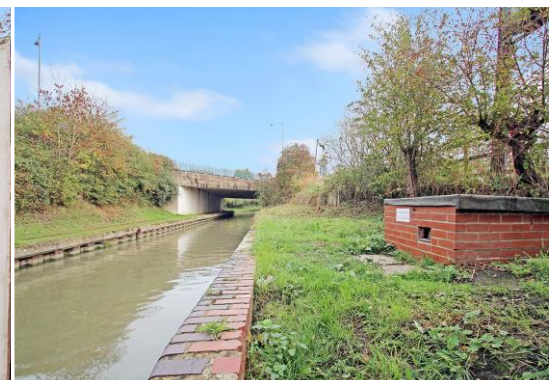


PROPOSED BARN CONVERSION.  
AT 'THE WHARF' CRICK ROAD, HILLMORTON.

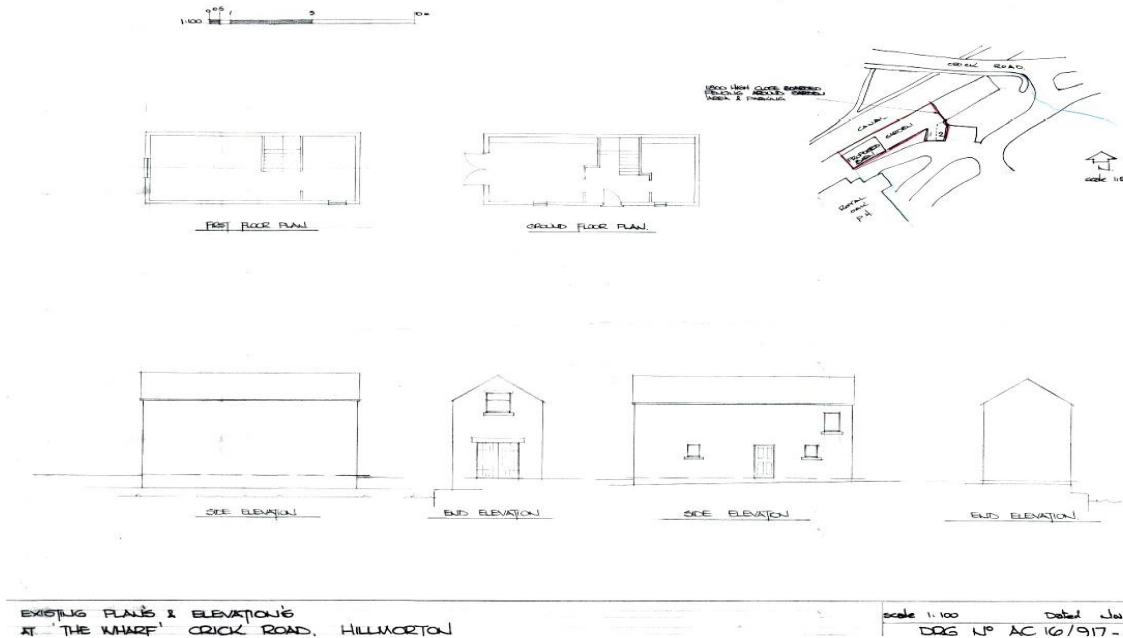


SCALE 1:50 1:100 DATED MARCH 2017.  
DRG N° AC 17/917-1.

C970 Ravensworth 01670 713330







**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating traveling some distance to view the property. 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

