

**FREEHOLD DEVELOPMENT SITE – LAPWORTH, SOLIHULL, B94 6NA  
OFFERS INVITED**



**For Sale – Land adjacent to the Navigation Inn,  
Old Warwick Road, Lapworth, Solihull, B94 6NA.**

- Potential Development site of circa 2.17 acres.
- Situated in the sought-after village of Lapworth, directly adjoining the Navigation Inn and set back from the Old Warwick Road, B4439.
- Possible development potential subject to planning.
- Will be of particular interest to local developers and house builders.
- A section of the land fronts the Grand Union Canal.

**Freehold offers are invited subject to contract and exclusive of VAT where chargeable.**

**May 2026**

**Conditions relating to these particulars**

The Agents for themselves and for the Vendors or Lessors of the property(ies) confirm that:-

- a) The sales particulars are produced for the guidance of interested parties and do not constitute any part of any offer or contract.
- b) Although believed to be correct, the accuracy of all descriptions and details given within the particulars is not guaranteed and should not be relied upon by intending purchasers or lessees who should satisfy themselves by inspections and enquiries as to their correctness.
- c) The Agents do not have any authority to make any representation or warranty whatever in relation to the properties or businesses to which these sales particulars relate.

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## LOCATION

The site lies to the northeast of the Navigation Inn public house which itself fronts the Old Warwick Road, B4439 and benefits from a section of the land fronting the Grand Union Canal, at the notable Kingswood Junction, where it meets the Stratford-upon-Avon Canal.

Lapworth is a sought-after village location, and the land is situated 0.5 miles from Lapworth train station with a regular service to Birmingham Snow Hill. Baddesley Clinton and Packwood National Trust properties are located nearby and the area provides an attractive waterside environment with regular footfall from walkers, cyclists and boating users.

The surrounding area is characterised by a mix of affluent residential villages and popular leisure destinations, with excellent connectivity via the nearby M40 and M42 motorways, providing access to Solihull, Birmingham and the wider Midlands region.

## DESCRIPTION

The site edged red on the above aerial photo, occupies a plot of circa 2.17 acres, with access reserved over the pub car park from the Old Warwick Road, B4439. For the avoidance of doubt, the Navigation Inn public house, car park and beer garden are not for sale. This area is outlined in blue on the site plan below.

## TENURE

The site is held freehold under Title number WK528997. The title is to be split to allow the sale of the site separately from the Navigation Inn public house. The proposed demise of the site to be sold is edged red on the site plan. There is a right of way over site to access the canal side cottage at the rear.

## SERVICES

We are advised that mains electricity, water and drainage are available to the site. Prospective purchasers should undertake their own enquiries with the relevant utility companies to confirm that adequate services are available for any proposed development.

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## TOWN AND COUNTRY PLANNING

The property lies within the area administered by Warwick District Council. The site is not within a Conservation area, and the adjoining Navigation Inn pub is not a listed building. No detailed discussions have been undertaken with the Local Planning Authority regarding the future development of the site and prospective purchasers should make their own enquiries in this regard.

## BUSINESS RATES

The site is not separately assessed at present. Prospective purchasers should make their own enquiries.

## TERMS

Offers are invited for the freehold with vacant possession. The seller may consider offers on a conditional and unconditional basis. All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

## MONEY LAUNDERING

To comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

## VIEWINGS

Interested parties are advised not to enter the site without prior appointment or to disturb the business of the pub which is a separate business concern.

## ENQUIRIES

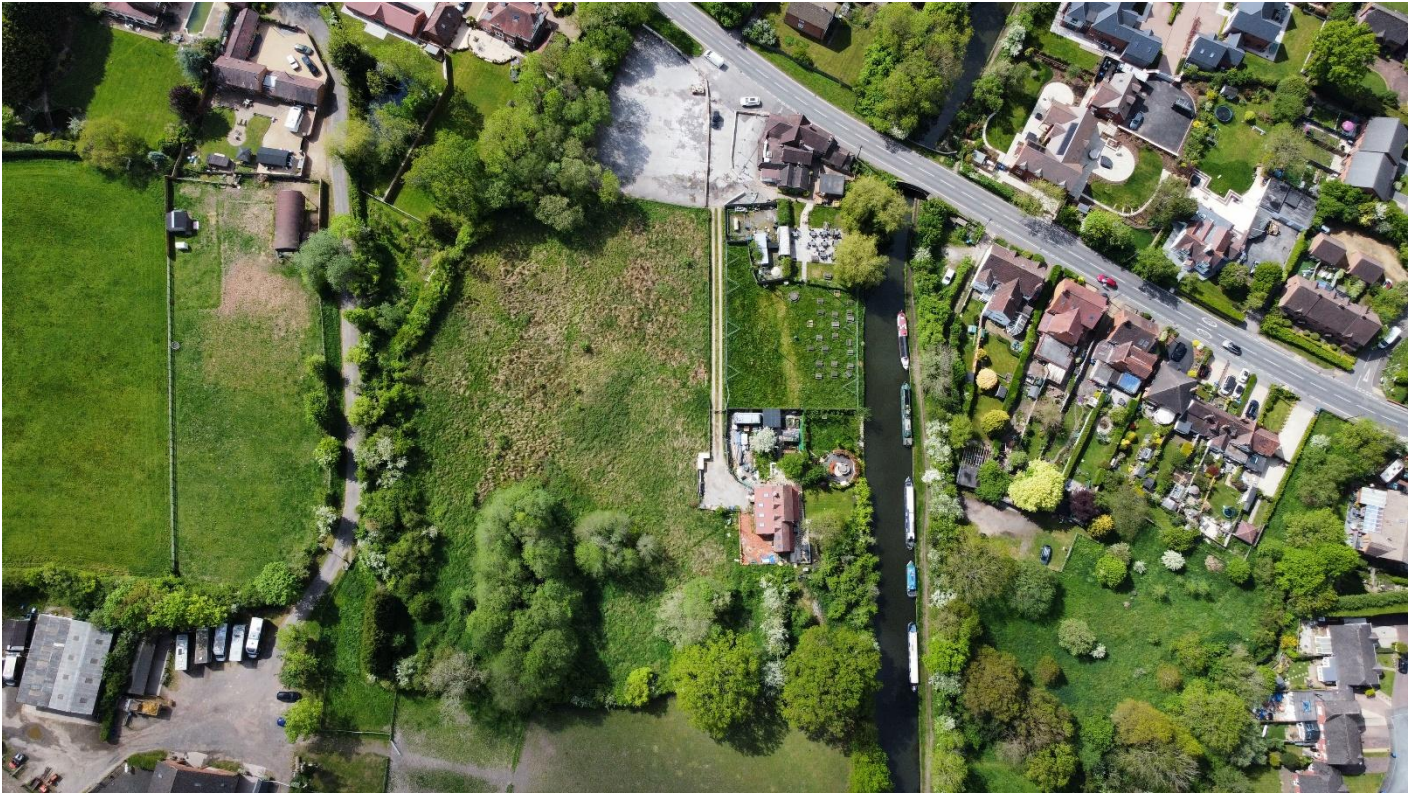
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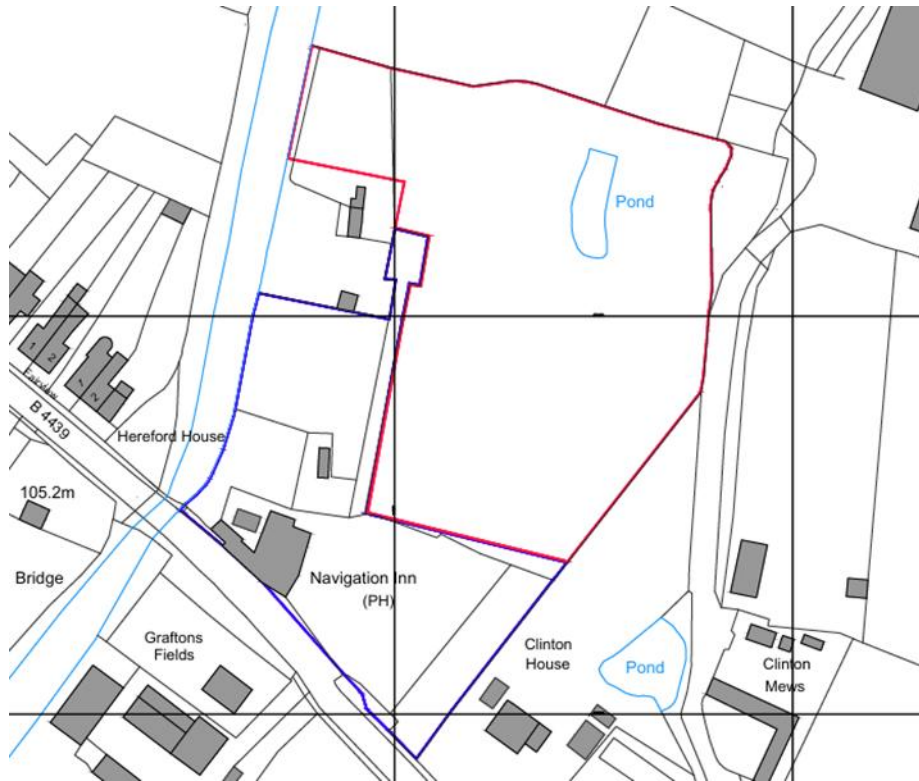
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## Site Plan



## Location Plan



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