



FOR SALE

Freehold Residential Development Opportunity

Land at the corner of Alderman's Green Road & Almond Tree, Coventry, CV2 1PU



Property Highlights

Prominent parcel of land extending to 0.24 acres.

Former site of public house with potential for a variety of uses (subject to consent).

Historic consent for residential development.

Predominantly residential location, 3.5 miles north of Coventry City Centre

Subject to planning offers invited

Freehold - Offers based on £250,000



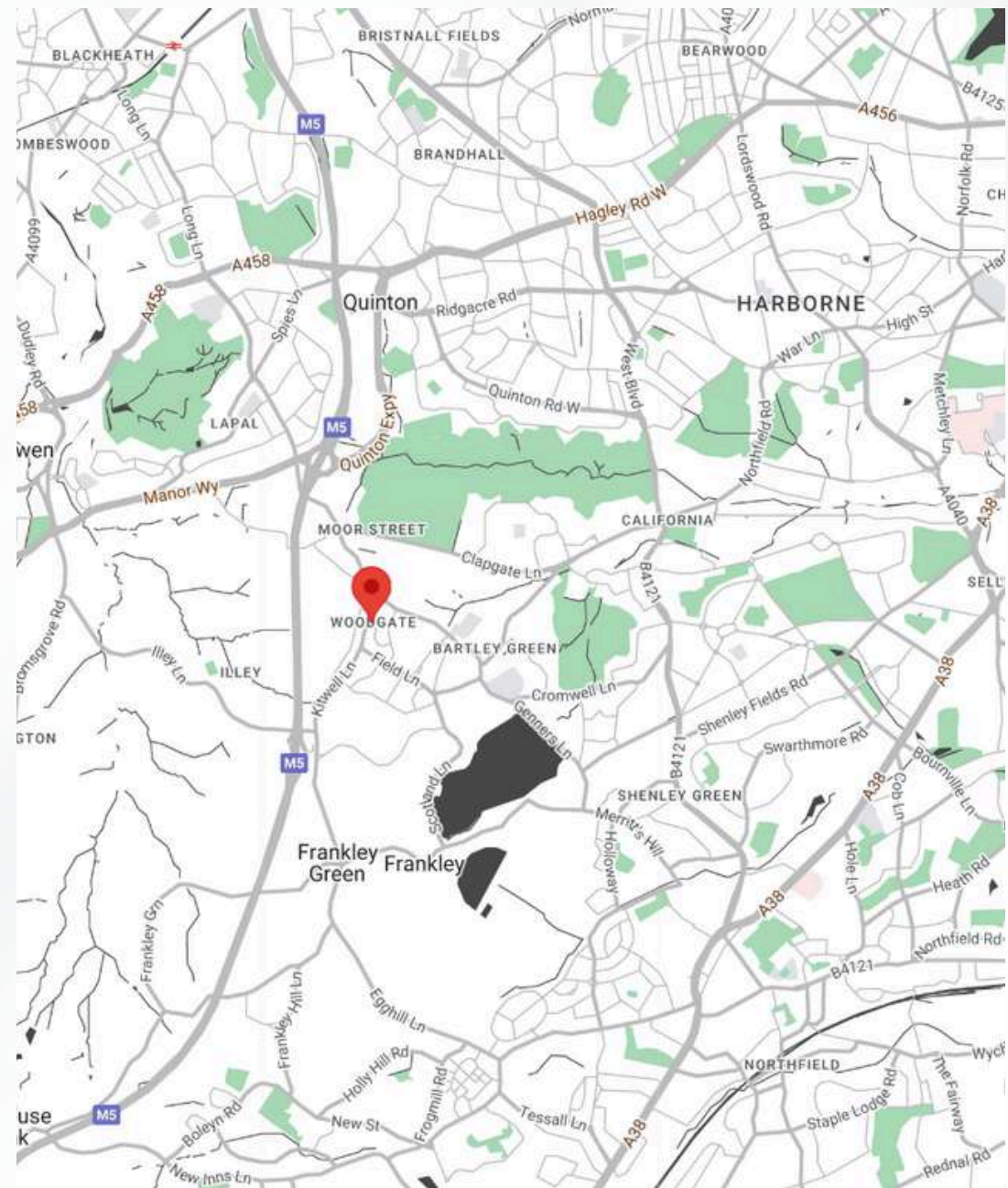
Location

The site occupies a prominent location on Alderman's Green Road at the junction with Almond Tree, approximately 3.5 miles north of Coventry City Centre. Wyken Slough nature reserve lies within walking distance along with local bus routes and Coventry Arena station is just 1 mile away.

Junction 2 of the M6 and M69 are circa 2.5 miles to the east, providing convenient access to Birmingham, Rugby, Leamington Spa, Nottingham, Tamworth, and Stratford upon Avon. Birmingham airport is approximately 10 miles to the north-west.

Description

The site comprises an irregular shaped parcel of land, extending to 0.24 acre or thereabouts. Previously housing a public house, the site is now clear of any structures and provides development potential for a variety of schemes, including residential, for which there is an historic lapsed outline planning consent.



Nearest Stations

Coventry Arena Station - 1 mile
Bedworth Station 2.4 miles
Coventry Station 3.5 miles

Nearest Schools

Alderman's Green Primary School 0.2 miles
Grangehurst Primary School 0.5 miles
St Laurences CofE Primary School 0.4 miles
Foxford Community School 0.7 miles

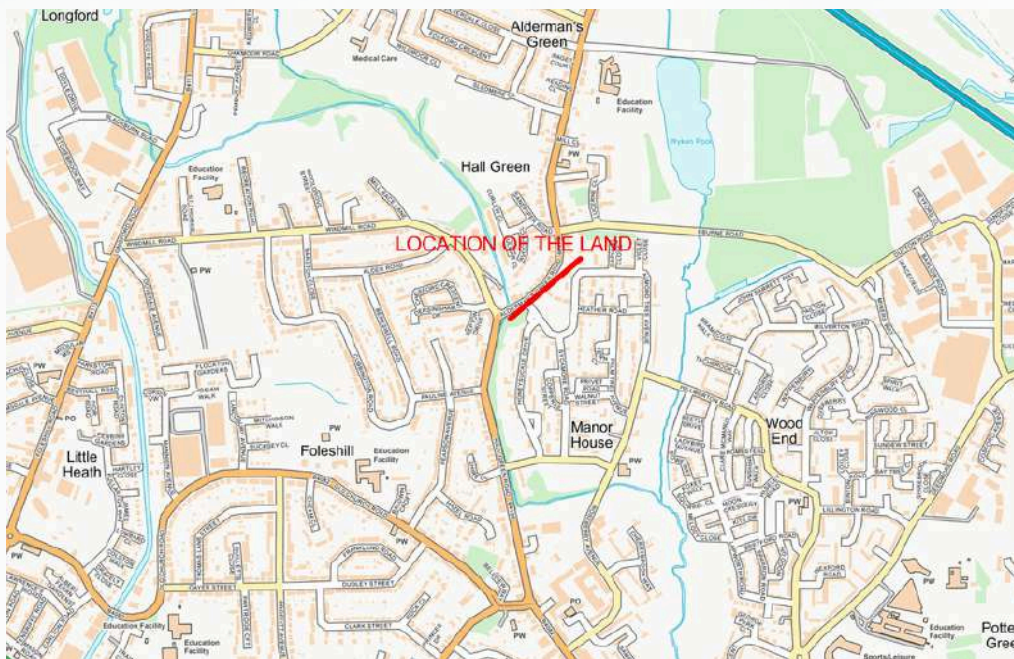
Planning

Under application number R/2003/2660, the site previously benefited from outline planning consent, and the site is considered ideal for development in this regard. The seller has been given positive feedback from the local planning authority and further enquiries regarding any intended use can be made to Coventry City Council planning department at Email: planning@coventry.gov.uk or Tel: 024 7683 1106

VAT

We are advised that VAT is not applicable.





Tenure

Freehold. All that freehold property known as land on the south side of Alderman's Green road, Coventry registered under title number WM747693.

Services

We have been informed that all mains services are connected to the site, but prospective purchasers should still make their own independent enquiries as to the suitability of the services for their particular requirements.

Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

Legal Costs

Each party are responsible for their own legal costs that may be incurred in this transaction.

Price

Offers based on £250,000 are invited for the Freehold interest on both a conditional or a subject to planning basis.



For Further Information & Viewings

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