

 **ST. JOHN AMBULANCE**
BEDWORTH DIVISION

For Sale

8 Saunders Avenue, Bedworth, CV12 8RJ

A Freehold former brigade hall with outline planning consent for residential development

Highlights

- ▶ A well located detached single storey former brigade hall, with large communal hall area
- ▶ Outline planning consent for development of two, two storey residential properties
- ▶ Other uses including day nursery, educational use etc considered suitable (subject to consent)
- ▶ Approximately 1508 sq. ft. (140.09 sq. m)
- ▶ Site area 0.09 acres
- ▶ Benefitting from off street parking
- ▶ Freehold

Offers based on £180,000



Location

Bedworth is a market town in Warwickshire with a population of approximately 32,000.

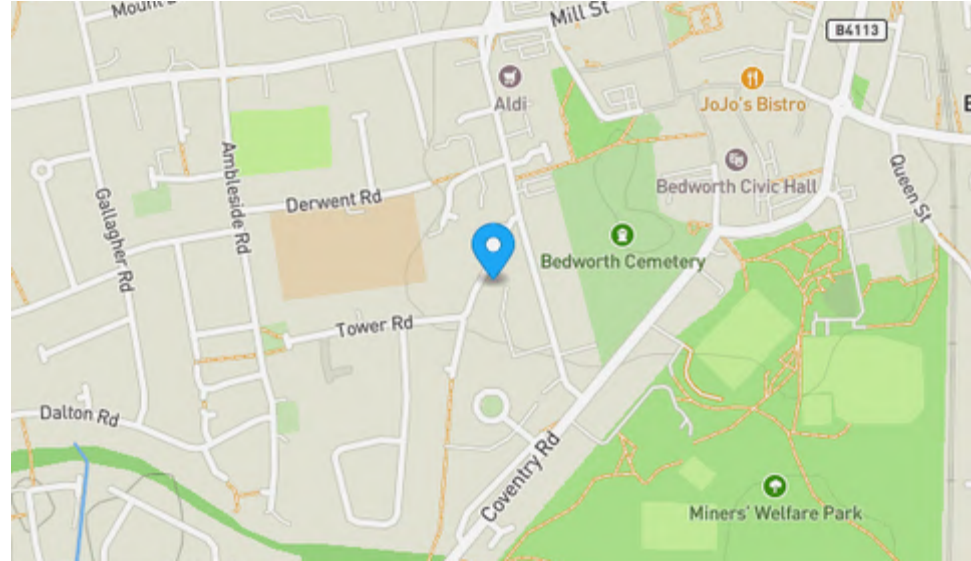
It is situated 6 miles south of Coventry and 3 miles north of Nuneaton and 20 miles east of Birmingham.

The property is situated a short distance from the junction of Park Road.

Shopping facilities are available locally on the High Street.

Recreational facilities can be found at the Miners Welfare Park which is conveniently close by.

Nearby road communications are via the A444 and junction 3 of the M6.



Description

The property comprises a former St. John's Ambulance Hall consisting of a detached building, benefiting from gas fired central heating (no tests have been undertaken) and UPVC double glazing. The accommodation briefly comprises a main hall with store room off, kitchen, single office and male, female and disabled w.c. facilities.

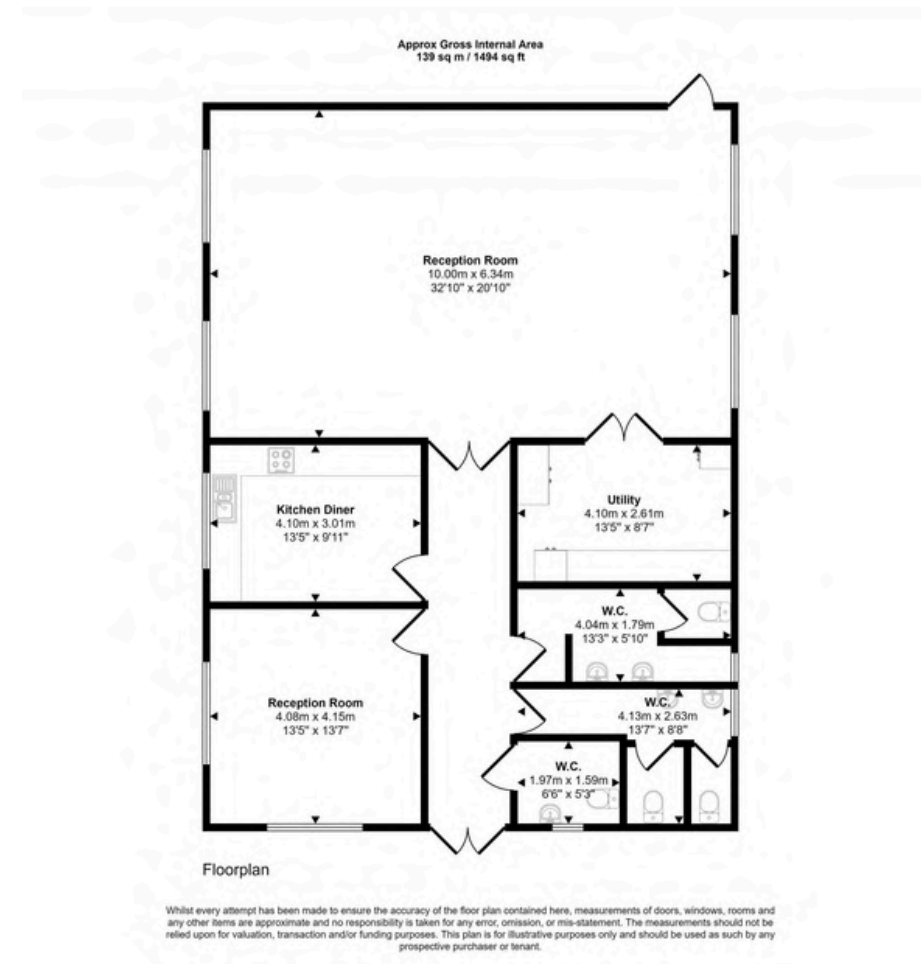
Whilst the property now benefits from outline planning consent for residential development, possible alternative uses include offices, educational use, as a church or for religious workshop, day nursery or similar, subject to any necessary Local Authority consents. There is parking for approximately four cars at the front.

This single storey detached building extends to approximately 1508 sq.ft (140.09 sq.m) on a site of 0.09 acres.

Planning

On 10 December 2025, under application number 041139, outline planning consent was granted for the demolition of the existing hall and construction of two, two story residential properties. The proposed dwellings will be 99.5 sq m each, thus producing a total development of 199 sq m.

Further details are available from the selling agents or by contacting Nuneaton & Bedworth Borough Council planning on 02476 376376.



Further Information

Price

Unconditional offers based on £180,000 are sought for the Freehold interest.

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 requirement.

Tenure

Freehold, with vacant possession.

VAT

We are advised that VAT is NOT applicable.

EPC

Available upon request.

Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction

Anti-Money Laundering (AML)

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.



To arrange a viewing or request further information, please contact:

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