

THE RETREAT

FOR SALE
Residential Redevelopment
Opportunity 547.77 sq m (5,896 sq ft)

The Retreat
Coventry Road
Princethorpe
Warwickshire
CV23 9QF

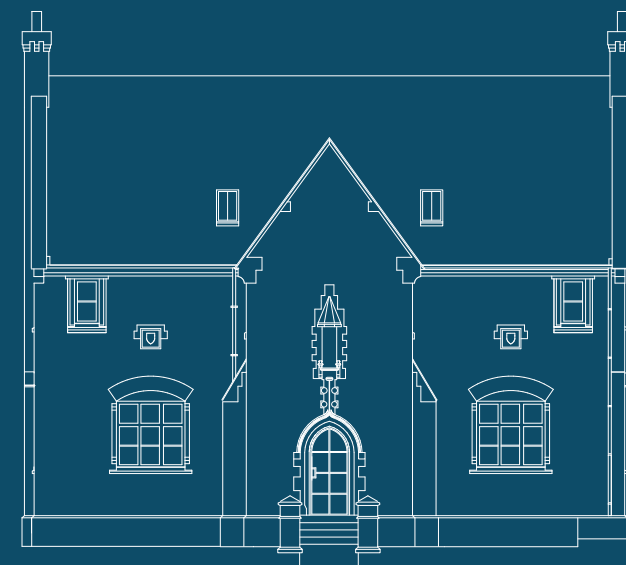
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ARDY
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Property Highlights

- 1 Former Convent building latterly used as HMO
- 2 Substantial brick construction
- 3 Set over two storeys with basement
- 4 Planning consent for four substantial flats
- 5 Available freehold
- 6 Site area: 0.363 acres
- 7 Attractive semi-rural location

Price

Offers are invited
no less than **£650,000**



Proposed Rear Elevation

THE RETREAT

A unique residential redevelopment opportunity

Location

The property currently forms part of the Princethorpe College Estate and is located immediately off the Coventry Road Slip Road forming part of the original A423 Coventry Road between Coventry and Southam. The property will retain access off the Coventry Road.

Description

The Retreat is a substantial residential building originally used as a Convent and more latterly used as a House in Multiple Occupation. The building is now vacant. The property is of brick construction with pitched tiled roofing, having two substantial wings and an original access to the south with period and religious features.

Internally, there is an extensive hallway with grand staircase. Rooms are typically generous in size with high ceilings. There are two reception rooms, dining room, kitchen, lobby, boot room, WC, store, study and utility. At first floor level are six

bedrooms and a single bathroom. There is a small basement cellar.

Planning Consent

The property achieved planning consent from Rugby Borough Council, reference R23/1204 dated 23rd April 2024, granting consent for extending and altering the building, including sub-division to four apartments with associated access and landscaping, subject to usual conditions.

The total site area to be included within the disposal extends to 1468.55 sq m (0.363 acres). The property is otherwise available for sale freehold on an unconditional basis.

(See overleaf for proposed floor plans and estimated areas.)

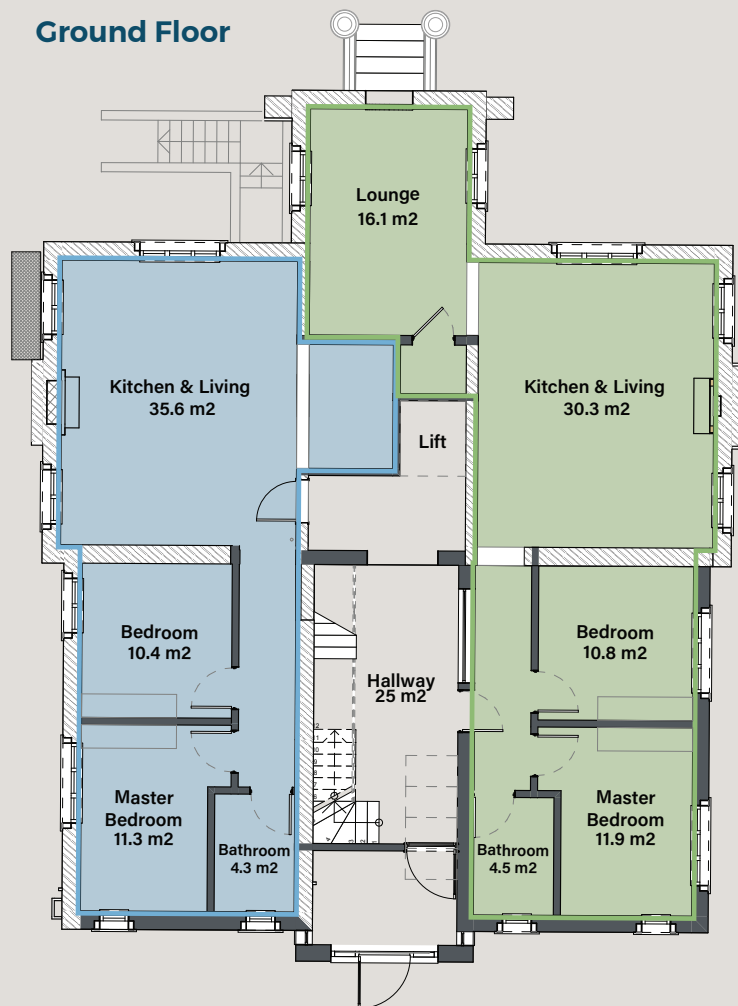


Proposed Front Elevation



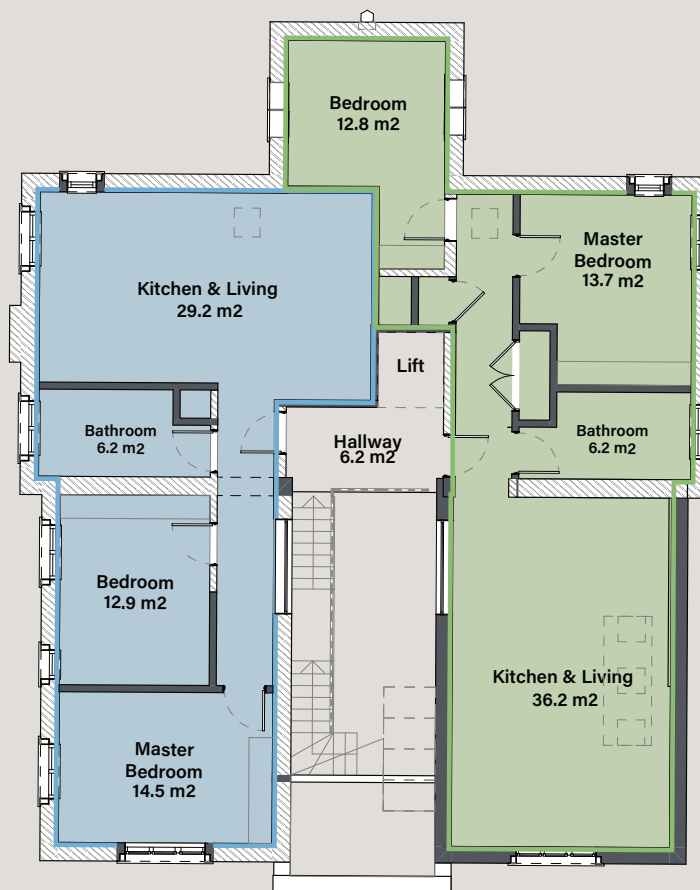
Proposed Floor Plans

Ground Floor



	sq m	sq ft
Flat 1	68.61	738
Flat 2	79.04	851

First Floor



	sq m	sq ft
Flat 1	68.61	738
Flat 2	79.04	851

Tenure

The property falls within Land Registry Title No: WK344478. The area to be sold will be as per the planning consent.

The property is available for sale freehold on an unconditional basis.

Please note that there will be a deed of covenant in respect of the sale, whereby the buyer will covenant to pay to the seller a 50% share of any increase in value for the garden area (hatched on the site plan), in the event that planning consent is achieved for beneficial development for, or to include, whole or part of that area

Site Plan



Proposed North Elevation





VAT

We are advised that the sale will not attract VAT.

Legal Costs

Each party will be responsible for their own costs involved in the transaction.



Proposed South Elevation



Viewing

By appointment through the sole agent.

BROMWICH

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