

CORPUS CHRISTI, LANGBANK AVENUE, COVENTRY, CV3 2QP
FREEHOLD DEVELOPMENT OPPORTUNITY C.116 ACRES (0.47 HECTARES)

Key Points

- An opportunity to acquire a Freehold site for a change of use or redevelopment, subject to achieving the necessary planning consent
- The site lends itself well to residential redevelopment, particularly for affordable housing
- The site extends to approximately 1.16 acres (0.47 ha)
- The existing building comprises a former convent with a GIA of circa 4,574 sq ft (425sq m)

Opportunity

Opportunity to acquire a c.1.16 acres (0.47 ha) site on the outskirts of Coventry city centre, with strong redevelopment potential.

The site currently comprises the former Corpus Christi Convent, which was previously used as residential accommodation.



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Location

The site is located on the outskirts of Coventry, a popular city located 22 miles southeast of the City of Birmingham and 25 miles southwest of Leicester.

The site has good railway connections, located approximately 3 miles southeast of Coventry Railway Station, which provides direct services to central London in one hour.

The site also has good access to the national motorway network via the A45 approximately 2.5 miles to the south, which connects to the M45. The A46 is also located 2.5 miles away and connects directly to the M6 to the north.

Birmingham Airport can be reached within a 30 minute drive.

The Site

The subject premises are situated in a predominately residential area and are adjacent to the Corpus Christi RC Church and Corpus Christi Catholic Primary School. The property is bound by Langbank Avenue to the north, an area of open space to the east, the railway embankment to the south and a social club to the west.

The site extends to approximately 1.16 acres (0.47 hectares).

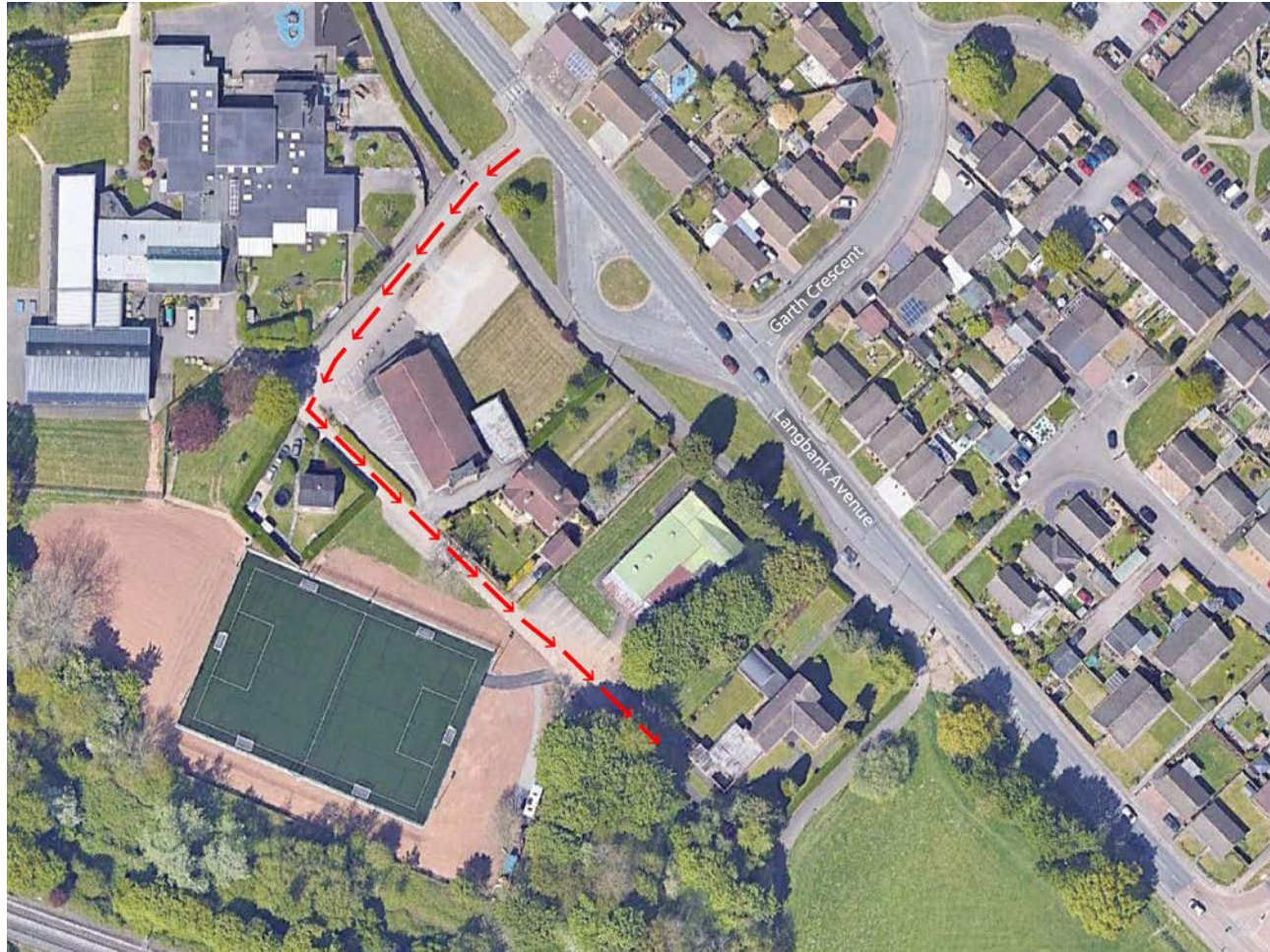
The existing property on site is a residential block that was previously used as co-living accommodation. The property requires refurbishment to modernise the accommodation or comprehensive redevelopment to provide a more efficient scheme. The southern area of the site is woodland.

The site is marked as Flood Zone 1.



Current Access Route off Langbank Avenue

Access is over third party land owned by Birmingham Roman Catholic Diocesan Trustees



Local Planning Overview

- The property falls within the jurisdiction of Coventry City Council
- The Councils Local Plan was adopted in December 2017 and runs until 2031
- Policy H1: Stipulates Housing Land Requirements Provisions will be made for a minimum of 24,600 additional dwellings between 2011 and 2031
- The 2015 Joint SHMA update identified a need for 12,000 additional affordable homes within Coventry between 2011 and 2031 (600 per annum). This is considered to be the city's objectively assessed need for affordable housing. Set within the context of the city's total housing need of 42,400 homes, this represents approximately 28% of total housing growth.

Development Potential

Redevelopment potential could be explored either within the existing footprint or through demolition.



Tenure

The property is for sale freehold with vacant possession being provided on legal completion.

The site is registered under the Title Number MM160287, and is currently pending first registration.

The property is subject to a restrictive covenant in favour of Coventry City Council, which limits the use of the property to a Convent.

Gerald Eve LLP have begun negotiations with the Council to remove the restriction, which has been agreed in principle subject to a restriction release premium.

Method of Sale

The freehold interest is to be sold by Informal Tender. Offers are being invited on either an unconditional or conditional basis.

Rights of Way, Wayleaves & Easements

The Property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Viewings

The site can be viewed from the highway. No entry onto the land is permitted without prior consent and must be arranged through Gerald Eve LLP.

Data Room

Data Room access will be provided upon request

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GERALDEVE

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