

# FOR SALE RESIDENTIAL DEVELOPMENT SITE WITH PLANNING CONSENT

ALBANY ROAD, EARLSDON, COVENTRY CV5 6JR







### LOCATION

Earlsdon is one of the most popular and affluent areas of Coventry, one mile, or 20 minutes walk, from the City Centre. The development site is less than half a mile from the neighbourhood shopping, leisure and commercial focal point at Earlsdon Street.

Albany Road is an arterial route from the City Ring Road to Earlsdon with frequent bus services. The road, and nearby footpath through Spencer Park provide pedestrian routes to Coventry Mainline station, 15 minutes walk.

Albany Theatre, Albany Student Village (under construction), Earlsdon Park Retirement Village, Ramada Hotel, and the well-known City Arms public house are all close by.

## THE SITE

The site is roughly rectangular in shape with a gentle upwards slope front to rear. The frontage to Albany Road is 31.0 m and return frontage to Winifred Avenue is 33.5 m. Electric, gas and water services are on site. Supplies disconnected and capped.







Euston 1hr New St 25 min BHX 15 min







## PLANNING CONSENT

Consent FUL/2018/3286 was granted March 2019 for demolition of buildings and development of 15 one-bedroomed flats, parking, cycle and bin storage, landscaping and associated works. A Lawful Development application is to be submitted to Coventry Planning to Lock in the approval.

Callingham Architect Drawings 1071 referred to in the consent are available on request. The scheme is an attractive design with corner octagonal shaped tower fronting Albany Road and archway entrance to a parking courtyard and 19 marked spaces. Flat areas are between 51 and 76 sq. m.

The is potential for redesign of the development to 18 one-bedroomed flats, subject to planning permission.

#### PRICE

Offers in excess of £850,000 for the freehold interest. The purchase price is exclusive of any VAT to be levied.

#### LEGAL COSTS

Each party will be responsible for their own legal costs including stamp duty and VAT payable thereon.



#### VIEWING

Strictly by appointment with the sole agent.

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