



The Longshoot, Nuneaton, CV11 6JW



# Property Description

Prime Development Opportunity - Freehold Plot with Outline Planning Permission

This exceptional freehold plot spans 0.13 acres and is perfectly positioned on the left-hand side of Leghorn Road, as you enter the new Jelson development. It benefits from outline planning permission for a two-storey detached dwelling (Planning Reference: 039435), which aligns with full planning approval for a single dwelling across the road.

The proposed dwelling offers approximately 106sqm (1141 sqft) of Gross Internal Area, providing ample space for a modern family home. All essential services are readily available in close proximity, ensuring a seamless connection to utilities.

Strategically located with excellent motorway access via the M69 and just a short distance from Nuneaton town centre, this plot offers both convenience and future potential for a prime residential development.

Don't miss out on this fantastic opportunity to build your ideal home in a thriving new community. Contact us today for more details!

\*Boundary lines are for marketing purposes only







## Key Features

- Outline Planning Application
- 0.13 acres
- Service connections in close proximity
- Approximately 106sqm (1141 sqft) of Gross Internal Area proposed
- Close proximity to motorways links
- Close proximity to Nuneaton town centre
- Freehold

**Offers Over  
£135,000**







## Planning Permission

Application Ref: 039435

Old Application Ref: PP-11933183

Application Type: Outline Application

Application Status: Decision Made

Date Received: 13 Feb 2023

Date Accepted: 03 Mar 2023

Location: Site 31B012 150 to 164 The Longshoot, Nuneaton, , ,

Description: Outline application with all matters reserved for the erection of up to two residential dwellings

## Services

We have been informed by the sellers that services connections are in close proximity to the plot. Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services.

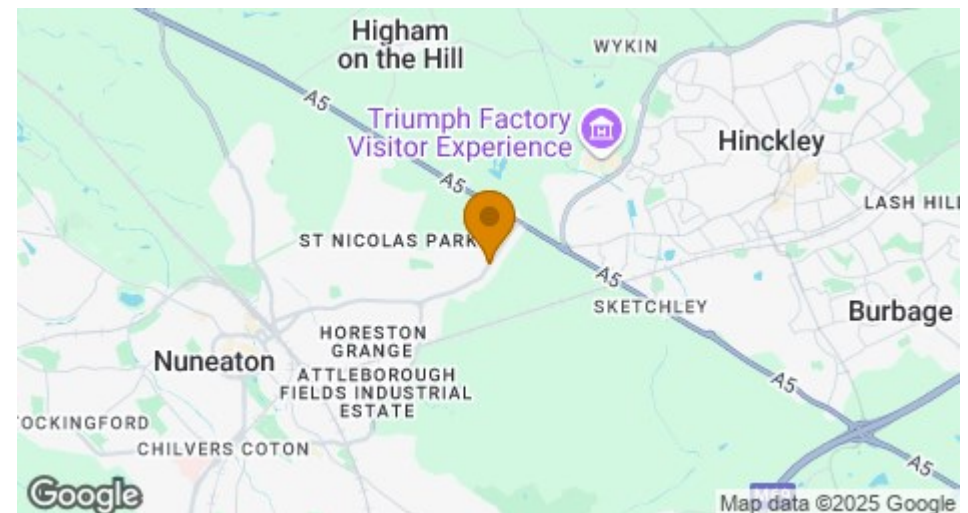
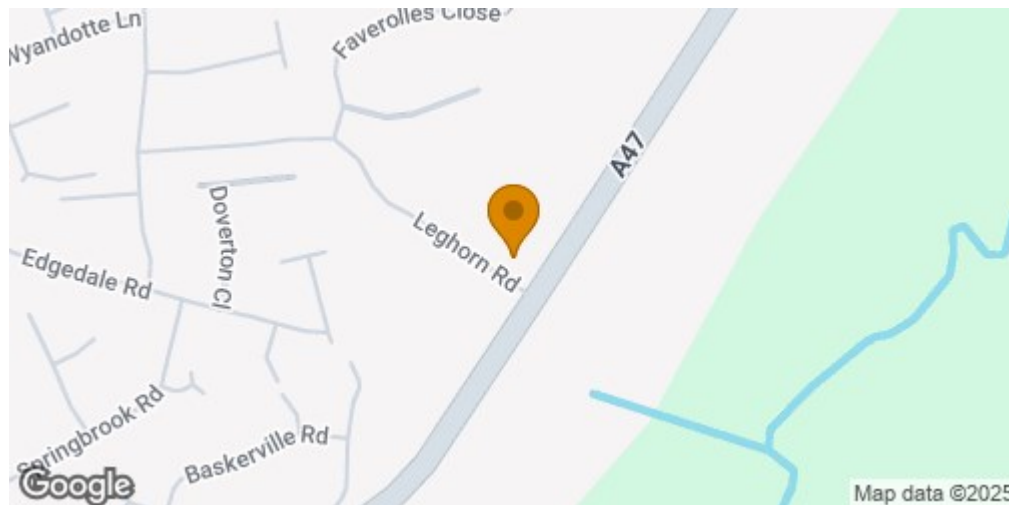
## Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefit of all rights and any other wayleaves or easements.

The vendor is not aware of any rights, however it is for the purchaser to satisfy their enquiries of the routes thereof.

## Method Of Sale

The land is offered for sale by 'Private Treaty' as a whole.





We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.