

OPENING DOORS SINCE 1843



-  **Development**
1.21 Acre Redevelopment Opportunity
-  **Planning**
Consent for 32 Retirement Apartments
-  **Opportunity**
Housing / Commercial / Care Home
-  **Location**
Favoured residential Address
-  **Offering**
For sale by Informal Tender

FOR SALE

Land, 511 Walsgrave Road, Coventry CV2 4AG

Location:

The subject property is located in a favoured residential area on the eastern fringe of Coventry being situated to the immediate rear of traditional inter-war built housing at the junction of Walsgrave Road, Dane Road and Ansty Road.

All main amenities are available in the immediate vicinity with Walsgrave Park immediately adjacent and allotment gardens at the rear.

The Coventry city centre is approximately 2 miles distant and the M6 and M69 motorway intersection at Walsgrave Triangle is approximately 2½ miles distant.

Description:

The property comprises; an existing commercial site consisting of offices, old workshops and warehousing but now with outline planning consent for the erection of 32 retirement apartments in three blocks, the details of which are available by clicking on the Planning Information Link at the bottom of these details. (Planning ref: OUT/2020/606).

Alternatively the site is considered suitable for ongoing commercial use or for an alternative residential scheme (subject to planning) or for a residential / care home scheme for example.

The site area extends to some 1.21 acres or thereabouts in total.

The existing buildings comprise;

Building Area	Sq m	Sq ft
Front Offices	279.71	3,011
Warehouse/ Offices	1397.98	15,047
Office Annexe	44.95	484
Workshop	427.76	4,604
TOTAL	2150.40	23,146

Services:

All mains services are understood to be connected. No tests have been applied.

Rateable Value:

Prospective purchasers will need to obtain their own independent verification.

Terms:

The property is being offered for sale by Informal Tender with offers in a prescribed format (form to be provided on application) to be submitted to the offices Life Path Trust by 12 noon on Friday 3rd March 2023.

Offers in excess of £1 million are invited for the freehold with preference to be given to bids which are on an unconditional on planning basis.

Further details are available on application at the sole selling agents.

VAT:

All prices mentioned in these details and any subsequent correspondence are exclusive of VAT. VAT is understood to be payable on the purchase price in this case.

Legal Costs:

Both parties are responsible for their own legal fees in this instance.

Property Documents:

Property Plan: [Click here](#)
EPC: [Click here](#)
Planning Information: [Click here](#)
Video Link:
Other: [Click here](#)

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)
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