

OPENING DOORS SINCE 1843



Offering
Potential Development
Site



Planning
Previous Consent for 12
Homes



Area
Circa 0.834 acres



Location
Residential Cul de Sac
Position



Price
For Sale With Vacant
Possession

FOR SALE

Development Site, Algate Close, Coventry CV6 4NB

Location:

The subject site is located at the eastern end of Algate Close which is a small cul de sac development of modern homes accessed off Parkgate Road in Holbrooks some 3 miles north of Coventry city centre.

This is a popular residential area convenient for all main amenities with comprehensive neighbourhood local shopping facilities provided for on nearby Holbrook Lane and with a Morrisons convenience store sited immediately adjoining the site which is accessed directly off Parkgate Road.

There are sports fields adjoining the site to the immediate south.

Description:

The property comprises a slightly graded potential development site with a previous planning consent for a private housing scheme but offering potential for a residential care home, assisted living accommodation or similar.

Specifically on the 16th May 2008 planning was granted for the erection of 12 dwellings (10 terraced houses and a pair of semi detached houses at circa 1000 sq ft each) with associated landscaping (ref 53159).

The original site layout plan and copy planning decision notice is available by clicking on the Planning Information link at the bottom of these details. An application to the planning authority has recently been submitted to establish that this planning was previously made extant with the freehold here being offered for sale on this basis.

Offers are now being invited for the freehold with vacant possession.

Services:

All mains services are understood to be available in Algate Close (to be confirmed as part of a Purchaser's standard due diligence) and subject to the usual connection charges by the utility companies.

Rateable Value:

Not applicable

Terms:

The property is being offered for sale on an unconditional on further planning basis at a guide price of £900,000 freehold.

VAT:

All prices mentioned in these details and any subsequent correspondence are exclusive of VAT which is not payable on the purchase price in this case.

Legal Costs:

Both parties are to be responsible for their own legal fees in this case.

Property Documents:

Property Plan: [Click here](#)

EPC:

Planning Information: [Click here](#)

Video Link: [Click here](#)

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

commercial@loveitts.co.uk

