

OPENING DOORS SINCE 1843



-  Land
Potential Development Opportunity
-  Area
0.857 acres approximately
-  Location
Part of Established Residential Estate
-  Planning
Indicative 7 Unit Scheme
-  Price
Price £375,000 Freehold

FOR SALE

Development Site, Devoran Close, Coventry CV7 9NP

Location:

The subject site is located on the fringe of a 1970's developed residential estate on the southern outskirts of the North Warwickshire market town of Bedworth within 1.5 miles of the town centre and approximately 1 mile from the M6 motorway at Junction 3.

The site is accessed off Devoran Close and also has a return frontage to Rosemullion Close at the rear.

All main amenities are readily accessible.

Description:

The property comprises an 'L' shaped parcel of graded potential development land extending to some 0.857 acres in total having frontage onto Devoran Close and with a return frontage to neighbouring Rosemullion Close at the rear.

A positive Pre-App for seven new dwellings has been obtained and is attached to these details, but no planning is currently in place and all potentially interested parties will need to make their own enquiries on the currently proposed scheme or indeed any other potential development schemes.

Specifically, the site is also thought to lend itself to alternative developments including as a possible care home scheme or for assisted living etc., (subject to local authority consent).

The suggested site layout plan for the 7 units previously proposed is provided behind the 'Property Plan' link at the bottom of these details.

Planning is now being progressed.

Services:

All mains services are assumed to be available subject to the usual connection charges by the relevant authorities. To be confirmed.

Rateable Value:

N/A

Terms:

The property is being offered for sale by private treaty with offers (on an unconditional or conditional basis) now invited for the freehold. A guide price of £375,000 is being guided.

Further details are available on application.

VAT:

Interested parties are advised to check with their solicitor as to whether VAT is payable on the sale 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:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

commercial@loveitts.co.uk

