

# OPENING DOORS SINCE 1843



**Area**  
0.16 Acres Approx



**Planning**  
Previous Consent 14  
Apartments



**Location**  
Prominent Main Road  
Position



**Use**  
Freehold Development  
Site



**Price**  
£450,000 Offers Invited

# FOR SALE

265 Queens Road, Nuneaton CV11 5NA

## Location:

The property is located on the northern side of the busy B4102 Queens Road, approximately one mile west of Nuneaton town centre and occupies a prominent corner position at the junction of York Street directly facing Queens Church of England Academy.

All main amenities are readily accessible.

## Description:

The property comprises a broadly rectangular freehold residential development site with a previous planning consent for a scheme of fourteen apartments comprising eleven 2 bedrooomed units and three 1 bedrooomed units with undercroft and open parking for fifteen vehicles.

Specifically, on the 12th June 2008, planning permission was granted (with conditions) for the erection of a single 3 storey bock at this address, planning which was subsequently made extant we understand, when the original footings were laid.

A copy of the original planning decision notice is appended to these details and sits behind the Planning Information link (along with the previously approved plans) at the bottom of these particulars.

## Services:

All mains services are understood to be readily available (to be confirmed) subject to the usual connection charges by the relevant statutory authorities.

## Rateable Value:

Not applicable

## Terms:

The property is being offered for sale freehold with vacant possession on completion.

Offer based on a guide price of £450,000 are invited.

## VAT:

All prices mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. VAT is not applicable in this instance.

## Legal Costs:

Both parties are 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](mailto:commercial@loveitts.co.uk)

