

OPENING DOORS SINCE 1843



Area
0.37 acre approx



Price
£250,000 freehold



Land
Residential Development
Opportunity



Planning
Previous consent for
apartments scheme



Opportunity
Available on a subject to
planning basis

FOR SALE

Land Adjacent, 23 Salisbury Drive, Nuneaton CV10 9LU

Location:

The subject site comprises a slightly irregular shaped parcel of potential building land located at the western end of Salisbury Drive (immediately adjacent to number 23) with access directly off the cul de sac.

Salisbury Drive sits below the level of Bucks Hill which links with Coleshill Road at its northern end where the neighbourhood shopping district of Chapel End is located with its attendant amenities of shops, cafes, clubs and public houses.

In addition there are comprehensive schooling facilities provided within the neighbouring Hartshill parish and regular bus services to Nuneaton which is approximately 3 miles distant.

Description:

The property comprises a potential residential development opportunity extending to approximately 0.37 acres or thereabouts and being a graded site sloping upwards towards the north east with access directly off Salisbury Drive.

Previously planning consent was secured for a part 3 storey part 2 storey block of 10 apartments (7 x 2 bed and 3 x 1 bed units) albeit this planning has now lapsed and so the land is now available to purchase on a conditional subject to planning basis (based on a guide price of £250,000 for the freehold with vacant possession).

Copy plans and the original Planning Decision Notice etc., are incorporated with the Property Document section at the bottom of these particulars (by clicking on the appropriate link).

Please note that with the land being disposed of here are two areas reserved as parking spaces for two of the neighbouring properties (as shown on the plan), attached to the front of these details.

Services:

Mains water, drainage, gas and electricity are understood to be available in Salisbury Drive (to be confirmed) subject to the usual connection charges by the Utility Companies.

Rateable Value:

Not applicable

Terms:

The property is available to be purchased freehold with vacant possession based on the guide price of £250,000 conditional on planning being obtained for a new apartment scheme (or otherwise on an unconditional basis).

VAT:

As far we are all aware VAT is not payable in 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:

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