



## 5 Warwick Avenue, Earlsdon, Coventry CV5 6DJ

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Opportunity to acquire a former Place of Worship with potential for alternative uses (STPP)

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**AVISON  
YOUNG**

# 5 Warwick Avenue, Coventry

## Description

The property is occupied by a single-storey detached building extending to circa 92 sq m (990 sq. ft) GIA. The building occupies a square plot extending to 0.06 ha (0.17 acres) located to the rear of no. 5a and 7 Warwick Avenue.

Access to the plot is provided via a private driveway accessible from Warwick Avenue. The residential make up on Warwick Avenue comprises predominantly large detached properties.

We consider the plot to have good development potential for alternative uses including residential, commercial, medical centre or nursery (subject to obtaining satisfactory planning permission).

Vacant possession will be available on completion of the transaction.



Freehold property



Site Area of 0.06 ha (0.17 acres)



Use class F(1) suitable for a variety of uses (STPP)

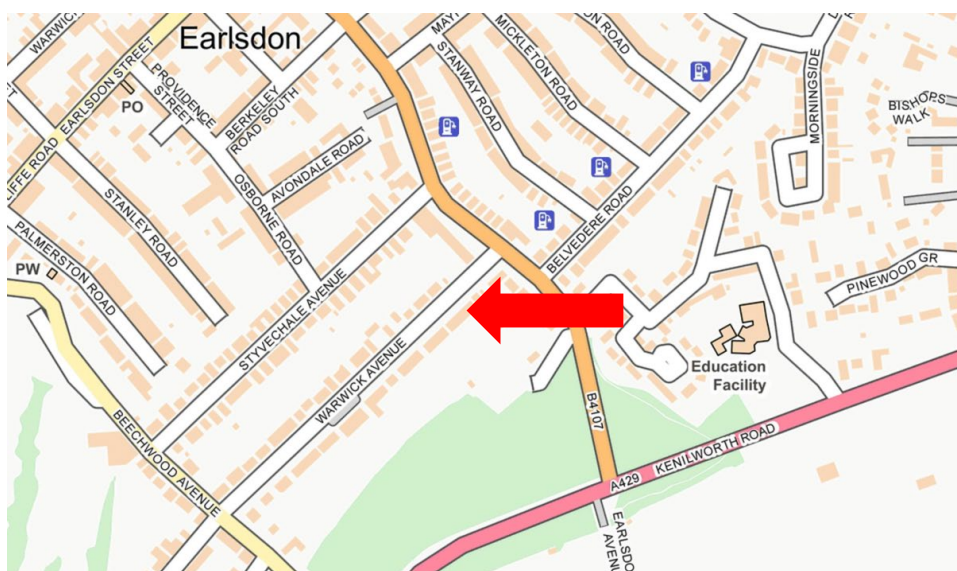
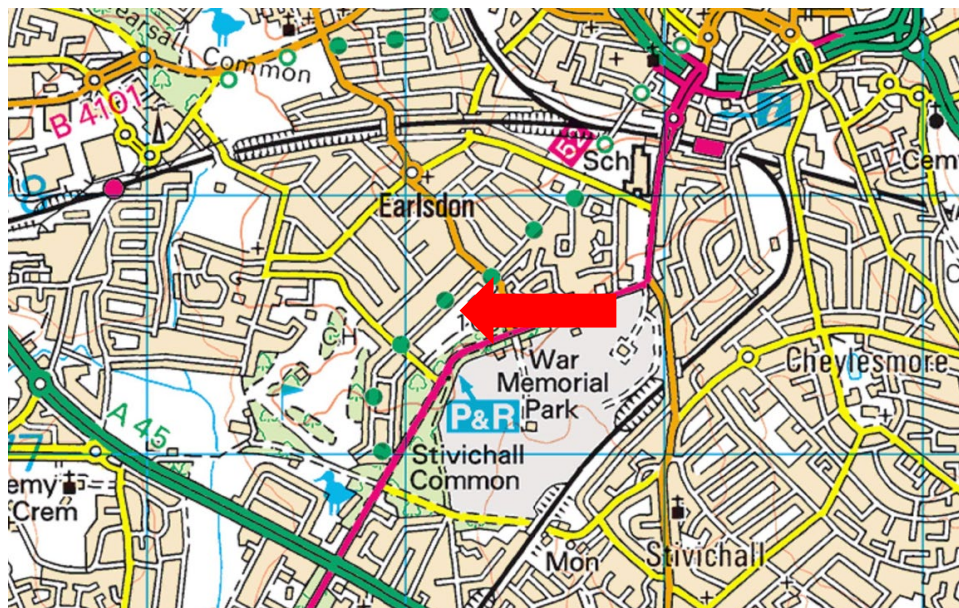


Established Residential Area



# Location

## Map



## Transport and Local Area

The property is located in Earlsdon, a popular suburb within the City of Coventry. The property is located approximately 1.2 miles to the south-west of Coventry City Centre.

Coventry Train Station and Bus Interchange are situated approximately 0.9 miles to the north-east of the subject property, whilst Canley train station is approximately 1.3 miles to the north-west.

The local neighbourhood high street within Earlsdon, providing a range of amenities including some independent shops and cafes, is situated approximately 0.4 miles from the subject property.

The property is approximately, 18.4 miles away from Birmingham city centre, accessible via the A45. Birmingham airport is approximately 11 miles away.

# Property detail

## Tenure

The property is to be sold freehold with vacant possession and subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

The property currently occupies Title WM108054 extending to circa 0.17 acres (0.06 hectares) gross.

## Services and Highways

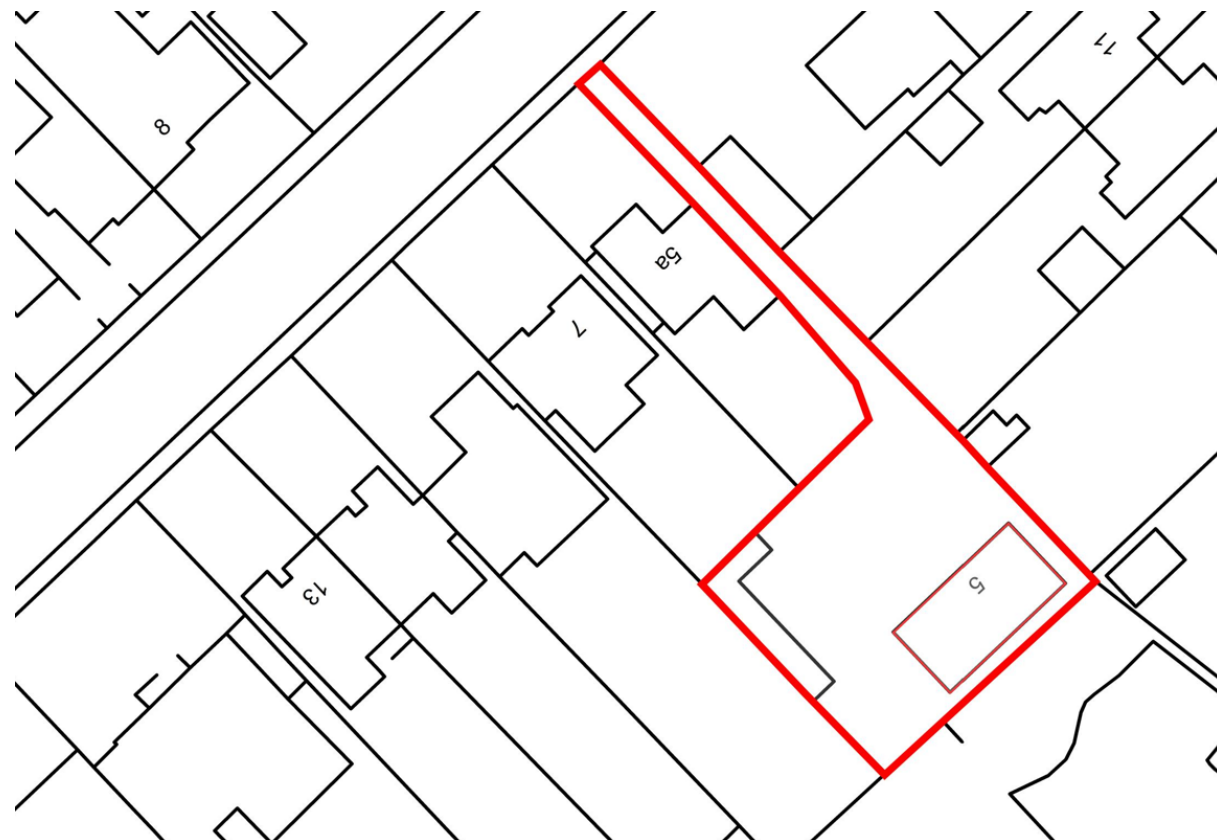
We understand that all mains services are available to the property. However, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

## Planning

The Local Planning Authority is Coventry City Council.

The current planning use for the site is Use class F1 as a church or place of worship. We consider the property suitable for a variety of alternative uses, subject to planning permission.

Parties are encouraged to make their own enquiries with the local authority.



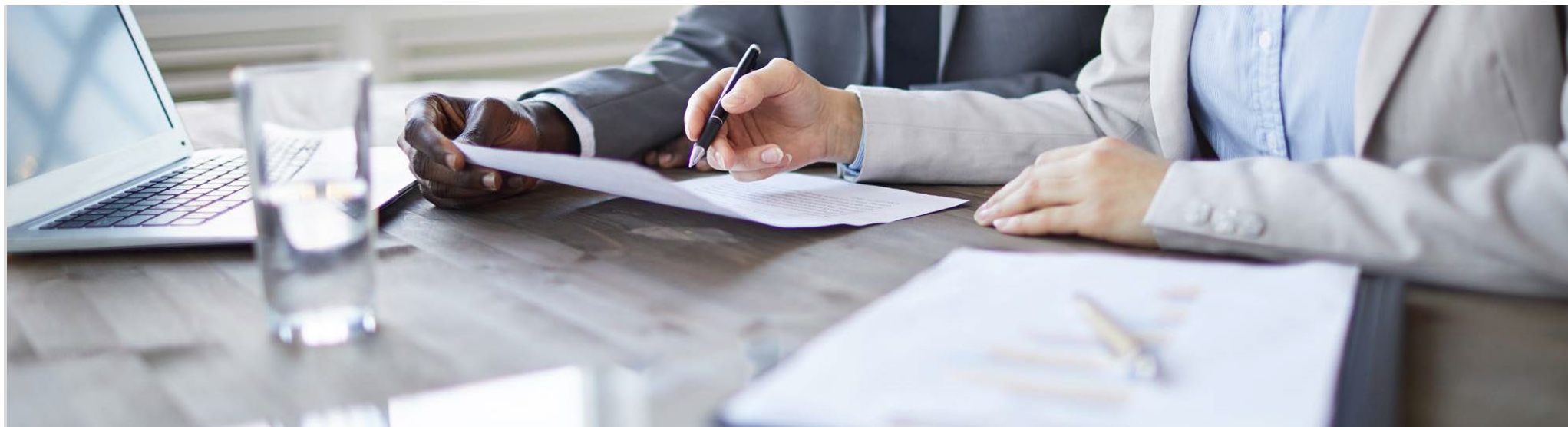
### EPC

A copy of the property's EPC is available upon request. The property has an E (104) Energy Rating.

### VAT

All offers are to be exclusive of VAT which may apply.

# Method of sale



## Method of Sale

The site is being sold on an informal tender basis.

Further information is available on request. Please contact either Joe Williams or Lucy Briggs should you have any questions.

## Viewing and Additional Information

It is intended that a number of viewing days will be arranged. Parties should contact Avison Young to arrange an inspection. No attempt should be made to gain access to the property without prior arrangement.

## Subject to Contract

## Basis of Offers

Unconditional and conditional offers are invited for the freehold interest in the entire property.

Offers should be submitted using the bid proforma issued prior to the bid deadline.

**Offers are to be submitted in writing by the specified informal tender deadline of 12 noon on Friday 1<sup>st</sup> March 2024, FAO [lucy.briggs@avisonyoung.com](mailto:lucy.briggs@avisonyoung.com) and [joe.williams@avisonyoung.com](mailto:joe.williams@avisonyoung.com)**

The Vendor reserves the right not to accept the highest or any offer received.

**For more information  
about this property,  
please get in touch.**



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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.