

Coventry

Land at Tower Street, Coventry, CV1 1AJ

For Sale



Site plan for indicative purposes only

0.51 acres available

Roadside Development Opportunity

Suitable for a variety of uses such as Drive Thru, EV Charging, Roadside Retail, subject to planning consent.

**AVISON
YOUNG**

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LOCATION

Coventry is the 11th largest city in the UK with a population in excess of 350,000 and catchment population within a 20-minute drive time of 1.15 million.

The city also boasts being the City of Culture 2021 and has in excess of 50,000 students attending the renowned Coventry and Warwick Universities. The city is located 19 miles southeast of Birmingham, 24 miles southwest of Leicester and 11 miles north of Warwick.

The site is situated on Tower Street, adjacent to the 725-bed purpose-built student accommodation, Bishops Gate. Vehicular access is afforded via Tower Street.

Vehicular access is afforded via Tower Street which in turn has direct access to the City Ring Road (A4053) which has daily traffic movements in excess of 37,000.

DESCRIPTION

The site comprises an 'L' shaped parcel of Brownfield land with prominent frontage onto the A4053.

TENURE

The site is available on a freehold basis.

SITE AREA

The site is approximately 0.51 acres (0.21 hectares).

SALE PRICE

Seeking offers in excess of £750,000 for the freehold.

BASIS OF OFFERS

The vendors have a preference for a sale of the freehold interest in the entirety of the property on an unconditional basis.

All offers whether on a conditional or unconditional basis should be supported by satisfactory proof of funds and timescales for exchange and completion, including security offered for any deferred payments.

Interested parties are permitted to submit an offer on more than one basis. Our client reserves the right not to accept the highest or any offer received.

PLANNING

We understand the site previously benefited from granted planning permission for Bishop Gate Phase 2 (S73/2016/2693) under application FUL/2016/0074.. We understand that this permission has since expired.

Interested parties should carry out their own due diligence in this regard.

SERVICES

Prospective purchasers must satisfy themselves in respect of the provision, capacity and sustainability of all services and drainage and should rely on their own enquiries with the relevant statutory undertakers.

VIEWINGS

The site can be viewed from Tower Street. Parties wishing to access the property are required to make prior arrangements with sole agents, Avison Young.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

KEY HIGHLIGHTS



Prominent frontage onto A4053



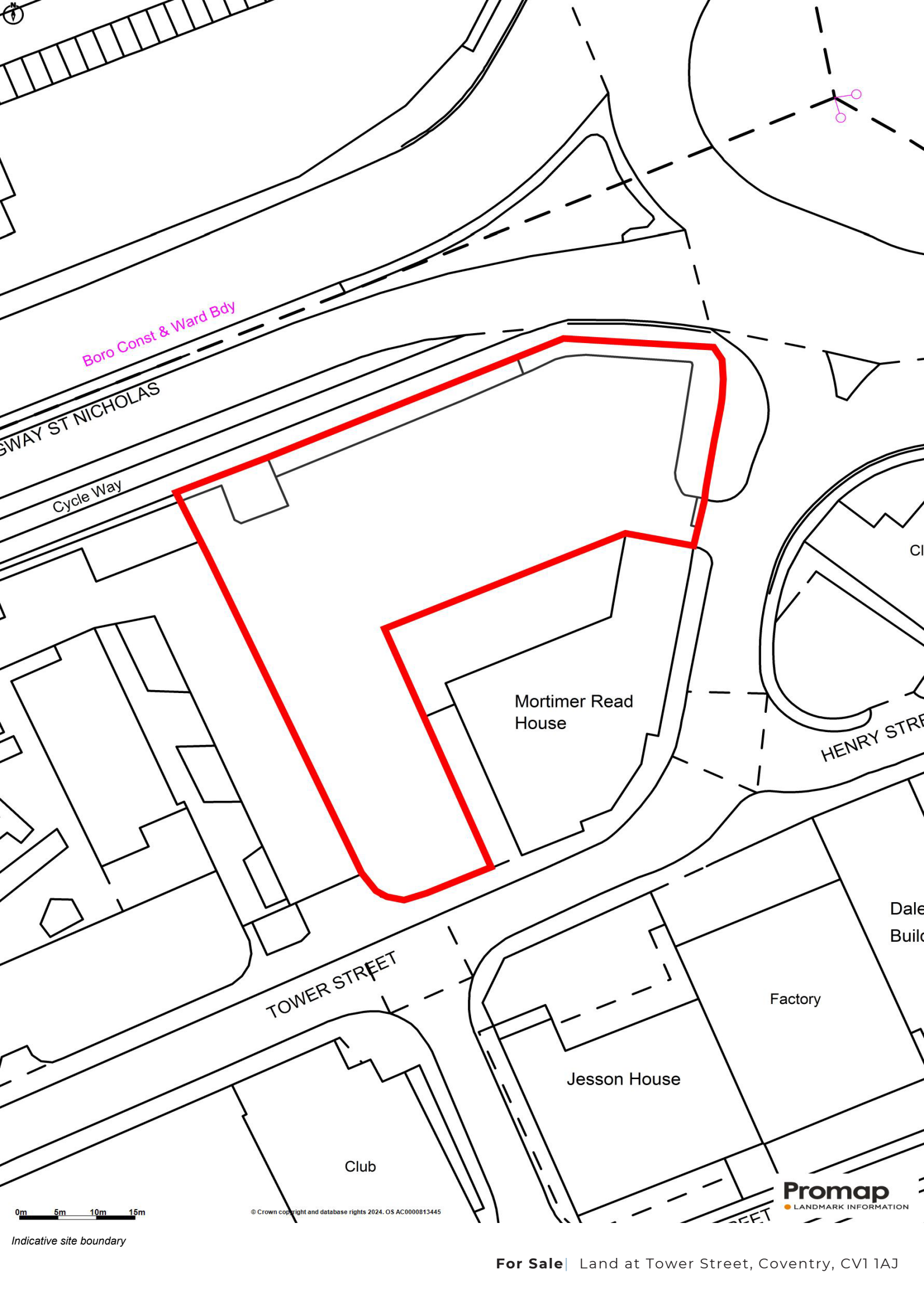
In excess of 37,000 daily road movements



0.5 acres site area



Suitable for roadside retail, drive-thru and EV uses, subject to planning



Boro Const & Ward Bdy

ST NICHOLAS

Cycle Way

Mortimer Read House

HENRY STREET

TOWER STREET

Dale
Build

Factory

Jesson House

Club

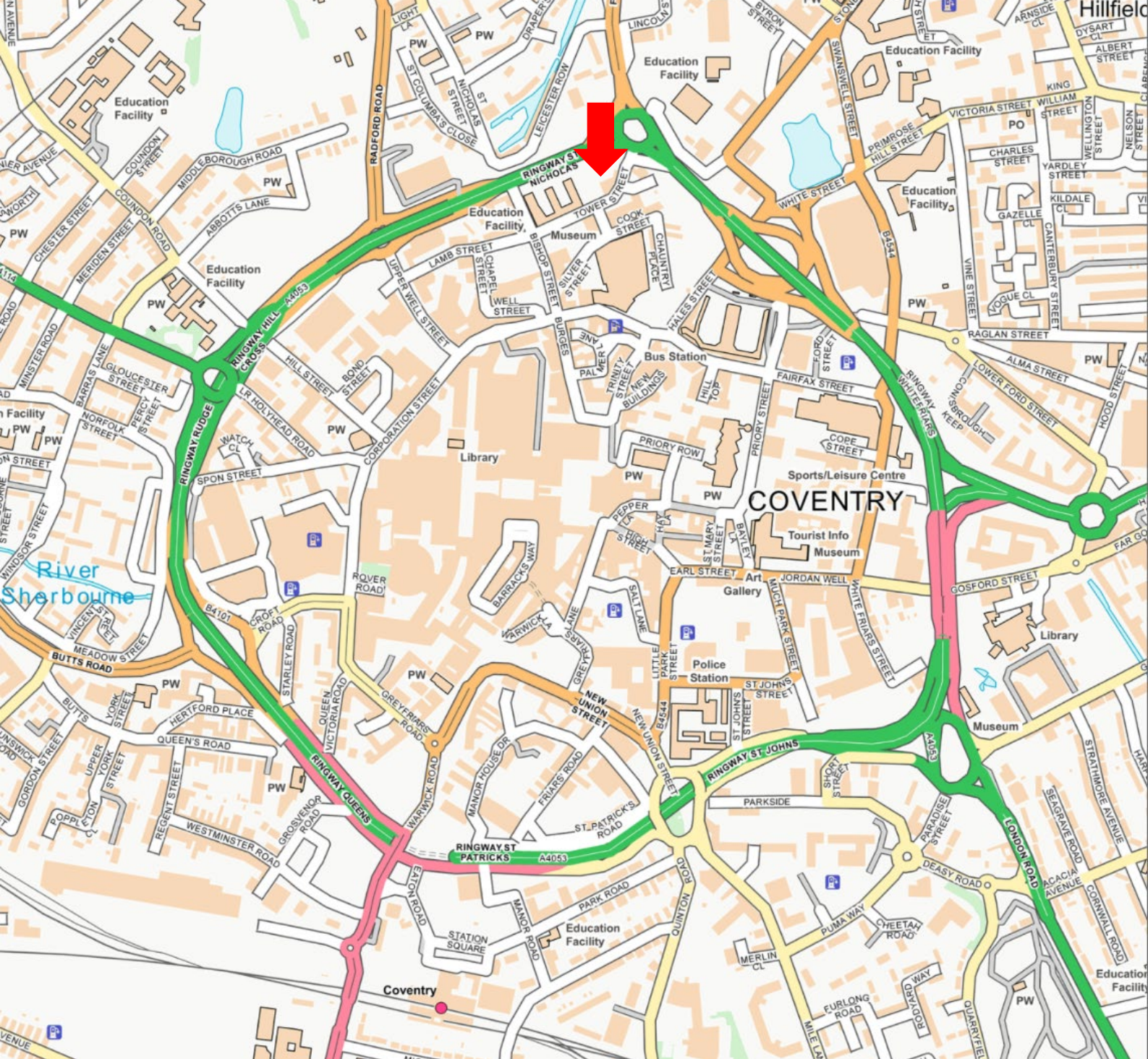
0m 5m 10m 15m

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Promap
LANDMARK INFORMATION

Indicative site boundary

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Get More Information

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

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