



Nuneaton Road, Bulkington, CV12 9RZ



# Property Description

Exciting Residential Development Opportunity – 0.83 Acres with Potential for Multiple Units

This is a prime opportunity to acquire two expansive rear gardens, offering a combined total of 0.86 acres, ideal for a potential residential development. The site provides the possibility for shared access, making it suitable for the creation of multiple units (subject to planning approval).

With ample space, immediate access to essential services, and great development potential, this site is perfect for a developer looking to capitalize on a sought-after location.

Bulkington is a charming village located in Warwickshire, offering a peaceful rural setting while being well-connected to nearby towns like Bedworth, Nuneaton and Coventry. The village boasts a strong sense of community, local amenities, and easy access to major road networks, making it a desirable location for both residents and visitors.

\*Boundary lines are for marketing purposes only







## Key Features

- Total combined size – 0.86 acres
- Freehold
- Two expansive rear gardens sold together as a single site
- Residential development opportunity
- Offered on a Subject To Planning (STP) basis
- Potential site for multiple units
- Village location
- Close proximity to Bedworth town centre

**Price Guide**  
**£375,000**







### Method Of Sale

The site is offered on a Subject To Planning basis. A Subject to Planning (STP) offering is a conditional agreement where a buyer (typically a developer) agrees to purchase land or property, but the completion of the transaction is dependent on obtaining the necessary planning permissions for development.

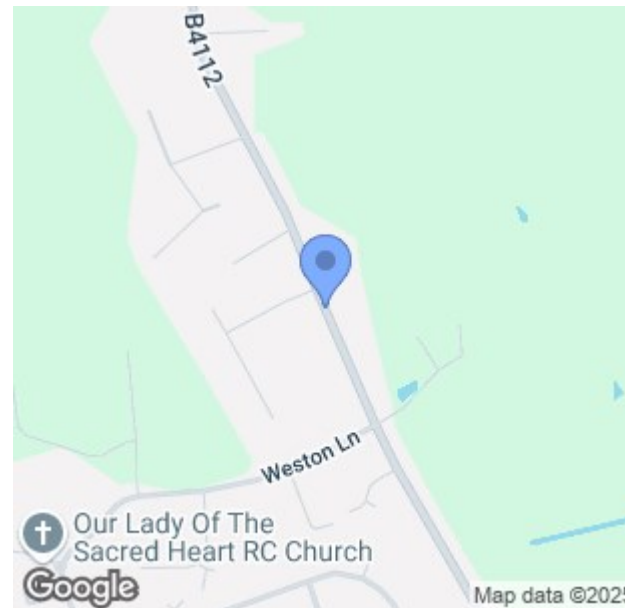
### Services

We have been informed by the sellers that services connections are in close proximity to the plot. Prospective purchasers should make their own enquiries with the appropriate utility companies for the verification as to the availability, or otherwise, of services.

### Wayleaves, Easements & Right of Way

The land is sold subject to and with the benefit of all rights and any other wayleaves or easements.

The vendor is not aware of any rights, however it is for the purchaser to satisfy their enquiries of the routes thereof.



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





To view this property please contact our Loveitts New Homes office on 02476 258421