



HOWKINS &
HARRISON

Retail Development Site

Plough Hill Road, Galley Common, Nuneaton, Warwickshire, CV10 9PA

- 0.74 acres
- Planning permission for retail development
- Prominent location close to residential developments and the local primary school

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Location

The site is on the edge of the settlement of Galley Common, which is about 3.5 miles east of Nuneaton town centre and 12 miles north of Coventry. Galley Common is a well regarded suburb of Nuneaton. The location has recently undergone a period of residential development with further development in process.

Description

An exciting retail development opportunity within a growing local catchment area. The site extends to 0.74 acres and has planning permission for retail development. The site offers an excellent opportunity to develop either a single local convenience store premises or a smaller store combined with other retail units (subject to planning permission).

The site is immediately opposite the local primary school and part of the site forms an existing car park which is intended as parking for the convenience store and as a school drop off car park, so there is high footfall at school drop off/pick up times. The land to the rear is being developed by Taylor Wimpey for about 260 dwellings, and in addition to this, there is an existing large population catchment within walking distance.

Developers are actively interested in promoting further land in the immediate vicinity which will add to the target population for any retail offering in this location.

Planning Permission

The site has outline planning permission for retail development as part of the wider planning consent for the adjoining development under reference 033156, granted in August 2015. The car park on the site has been constructed by Taylor Wimpey as part of the requirements of the planning permission and is intended to be used as a school drop off/pick up car park and also car parking for the retail element. It was granted reserved matters approval under reference 34750 in March 2017. The planning permission reference 033156 grants outline consent for up to 156 sq metres of convenience retail floor space (A1 use) but there may be scope to increase this.

Services

It is believed that mains water and electricity services are available in Plough Hill Road immediately adjacent to the site.

www.stwater.co.uk www.westernpower.co.uk

Tenure

The property is freehold and will be sold with vacant possession.

Plan Area and Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the Vendor of their Agents in respect of any error, omission or misdescriptions. The plan is for identification purposes only.

Viewing

At any time during daylight hours with a copy of these particulars to hand, but please contact the office in advance to confirm your interest in the site.

Local Authority

www.nuneatonandbedworth.gov.uk

02476 376376



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