



Development opportunity at Green End Road,
Fillongley, Warwickshire CV7 8PH

HOWKINS &
HARRISON

Development opportunity for 3 detached dwellings at Green End Road, Fillongley, Warwickshire CV7 8PH

A rare rural development opportunity for
three detached dwellings.

Extending to 3.30 acres (1.34 hectares) or
thereabouts

Features

- Planning permission for 3 new dwellings
- Superb countryside location with excellent views
- Approx. 12,150 sq.ft. in total
- For sale as a whole or in 3 lots

Driving Distances

- Fillongley 1.7 miles
- J6, M42 (NEC) – 6.5 miles
- Coventry – 8 miles
- Central Birmingham – 17 miles





Plot 2 (front side) CGI visual

Location

The site is in a rural location about 1.7 miles west of the attractive and popular village of Fillongley and approximately 7 miles northwest of Coventry. The site lies within the ancient Forest of Arden landscape and offers excellent views to the south. Commuting to Coventry, Birmingham and the wider motorway network is extremely easy with motorway junctions on the M6 and the M42 less than 10 minutes' drive. Birmingham International Airport is also convenient and the proposed HS2 interchange at the NEC is 7 miles which will make commuting to London from this location an extremely realistic proposition. Trains to the capital from Birmingham International currently take approximately 70 minutes and the projected journey time to London on HS2 will be 40 minutes.

Description

The site can be seen on the plans within the particulars. The planning permissions show the basic footprint of the existing buildings on site which comprise two former poultry buildings and a set of equestrian stables. The buildings are still in situ. The total area is about 3.30 acres. Further paddock land may be available by separate negotiation. The plots are described in more detail below.

Plot 1 will comprise of a plot of approximately 1.2 acres with planning permission for a 4,600sq.ft. new build two storey dwelling with 700 sq.ft. of covered balcony space.

Plot 2 comprises of a similar plot of approximately 1.64 acres with planning permission for an identical 4,600sq.ft. dwelling, again with a superb 700 sq.ft. covered balcony area.

Plot 3 comprises approximately 1.19 acres or thereabouts and has planning permission for a single storey dwelling of 1,550 sq.ft.

Plot 3 will be accessed from Green End Road over the driveway shown brown on the attached plan. The other two plots will be accessed from Gorse Green Lane with Plots 1 and 2 having their own separate accesses from the lane with no rights of way required over each plot.

Planning Permission

Planning permission was granted by North Warwickshire Borough Council on 23rd September 2022 under reference PAP/2022/0155. All relevant planning documents are available in the online data room. The digital images that form part of these particulars are based on the approved planning drawings.

The seller is endeavouring to discharge a large proportion of the planning conditions attached to the permission so, if required, each plot can be developed independently.

Information Pack and Data Room

All relevant information is held in our online data room. This includes all the relevant planning information and also further information with regard to discharge of the planning conditions.

For access to the data room please contact Catherine Docherty, on 01827 721381 or email: catherine.docherty@howkinsandharrison.co.uk

Services

The site is connected to mains water and electricity. There is no mains gas. It is envisaged that heating will be via air source heat pumps.

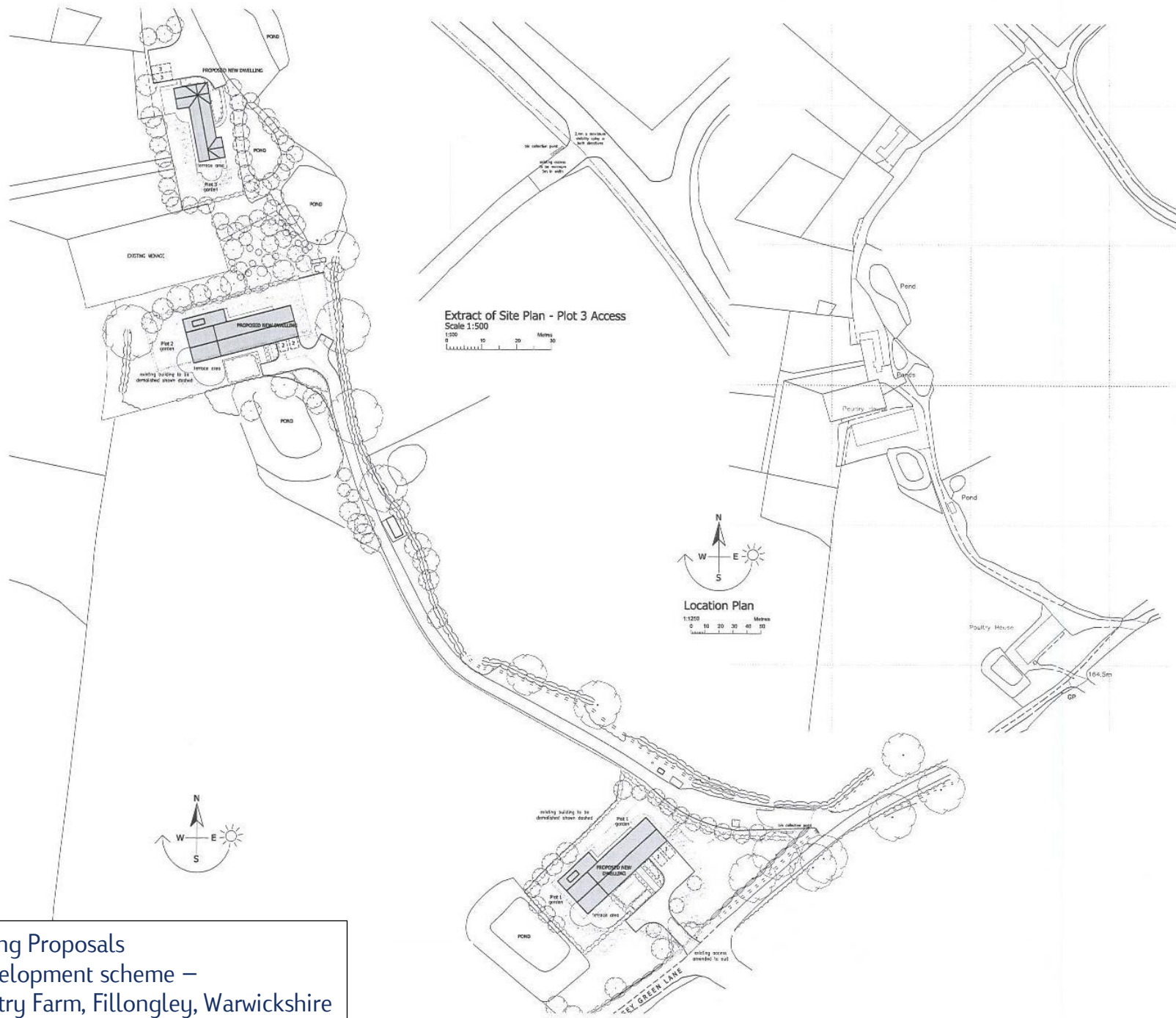
Plans and Areas

The plan on page 2 of these particulars shows, for identification purposes only, the proposed extent of the site, edged and proposed extent of each plot. Plot one is shaded blue, plot two shaded red and plot three shaded green.

Please note that these boundaries are shown for indicative purposes only and may be subject to slight alteration.

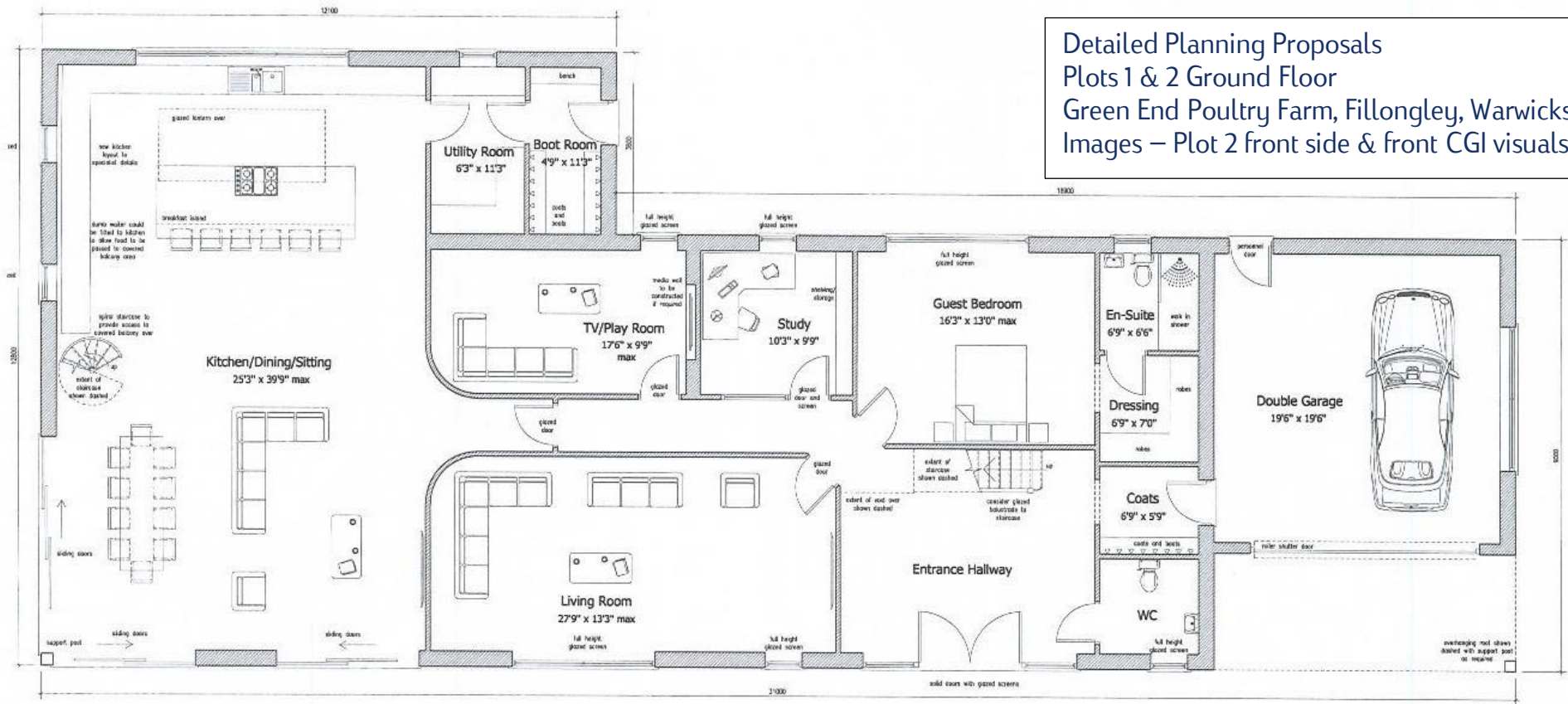


Plot 2 (rear) CGI visual

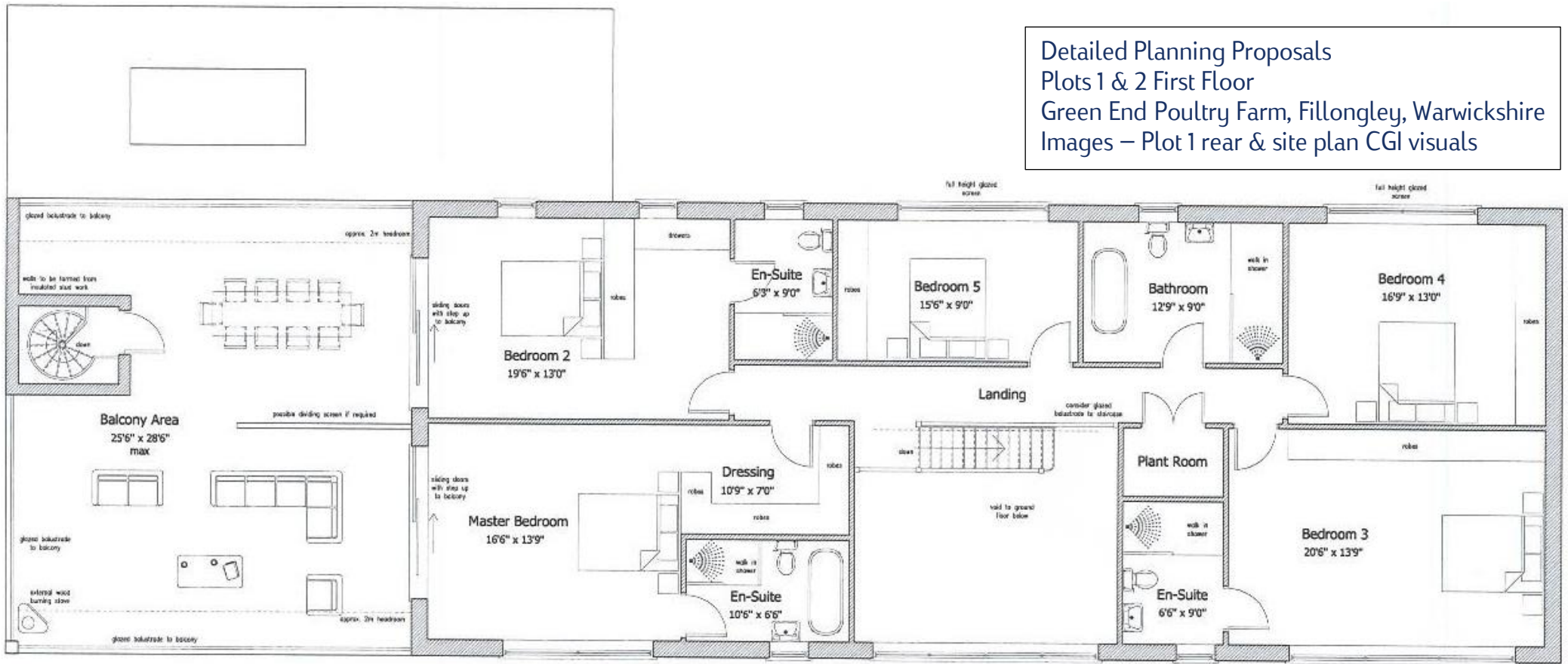


Detailed Planning Proposals
 Proposed redevelopment scheme –
 Green End Poultry Farm, Fillongley, Warwickshire

Detailed Planning Proposals
 Plots 1 & 2 Ground Floor
 Green End Poultry Farm, Fillongley, Warwickshire
 Images – Plot 2 front side & front CGI visuals



Detailed Planning Proposals
 Plots 1 & 2 First Floor
 Green End Poultry Farm, Fillongley, Warwickshire
 Images – Plot 1 rear & site plan CGI visuals

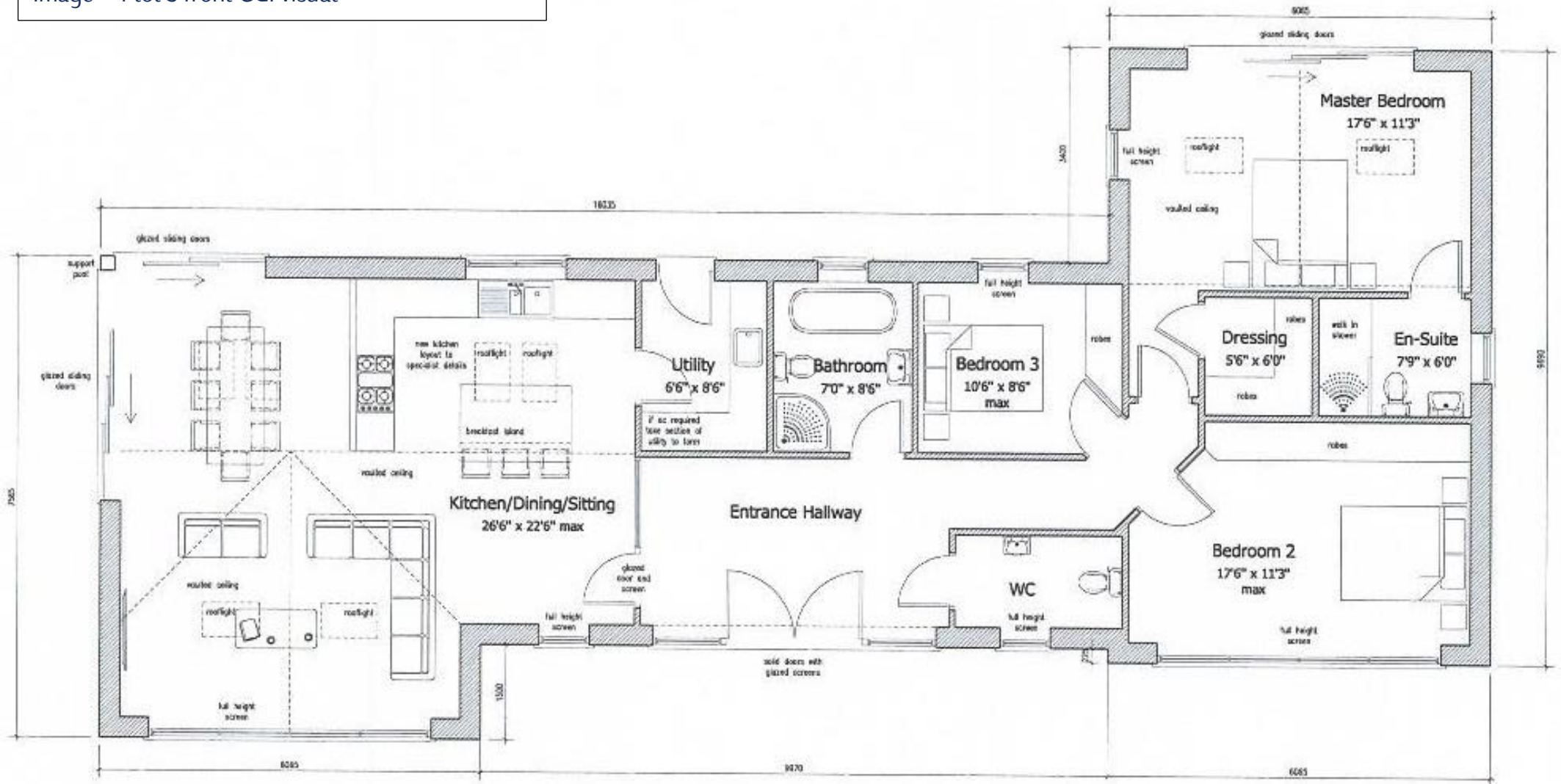


Detailed Planning Proposals

Plot 3

Green End Poultry Farm, Fillongley, Warwickshire

Image – Plot 3 front CGI visual





Plot 3 (front) CGI visual



Plot 3 (side) CGI visual



Plot 1 site plan



Plot 2 site plan



Plot 3 site plan



Plot 3 view across the front lake

Method of Sale

The land will be sold either as a whole or in up to three lots. The site is freehold and vacant possession will be available on completion.

VAT

The vendor has not opted to tax so there will be no VAT payable on the purchase price.

Viewing

By prior agreement with Howkins & Harrison.

Local Authority

North Warwickshire Borough Council

Telephone: 01827 715341

Email: planningcontrol@northwarks.gov.co.uk.

Anti Money Laundering

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property please be aware of this and have the information available.

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Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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