

Building plot to the rear of 79 Witherley Road., Atherstone, Warwickshire CV9 1NA Guide Price £175,000

An attractive development opportunity, situated within a popular residential location. Planning permission has been granted to create a detached property approximately 2280 sq ft with four bedrooms and two en-suites. Located in a super position close to excellent commuter links and well connected to the Midlands Road network. The total plot measures 641.07sqm/6900sqft.

15 Market Street, Atherstone, Warwickshire CV9 1ET

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Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



LOCATION

Atherstone is a town and civil parish in the county of Warwickshire. Located in the far north of the county, Atherstone forms part of the border with Leicestershire along the A5 national route and is only 4 miles from Staffordshire. The main shopping street is Long Street with a mix of individual shops, plenty of choice of pubs, tea rooms and coffee shops. Atherstone has a railway station within a ten minutes walk of the properties with a direct service to London Euston.

Market Bosworth - 8.4 miles

Nuneaton - 6.2 miles

Tamworth, Jct 10 M42 - 5.6 miles

Hinckley, Jct 9 M69 - 9.5 miles

Birmingham International Airport - 20.0 miles

East Midlands Parkway - 27.4 miles

Derby - 37.7 miles

Leicester - 22.2 miles

SCHOOLS

Queen Elizabeth Academy - 0.4 miles - approx 2 mins walk

Diixe Grammar School - 8.5 miles

Twycross House School - 5.8 miles

Repton School - 34.3 miles

Loughborough Schools Foundation - 25.6 miles

ACCESS

The land is located to the rear of 79 Witherley Road but access will be from Nursery Road. The total plot measures 641.07sqm/6900sqft with Planning permission granted to create a detached property approximately 2280 sqft with four bedrooms.

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

PLANNING PERMISSION

Application Ref PAP/2021/0155

Appeal ref: APP/R3705/W/22/3309274

permission granted - the development proposed is extension and alterations to existing dwelling and construction of 1 new dwelling with access off Nursery Road.

SERVICES

Interested parties are to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services. We understand there are no services connected at the is present time.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01827-718021 Option 1

Important Information

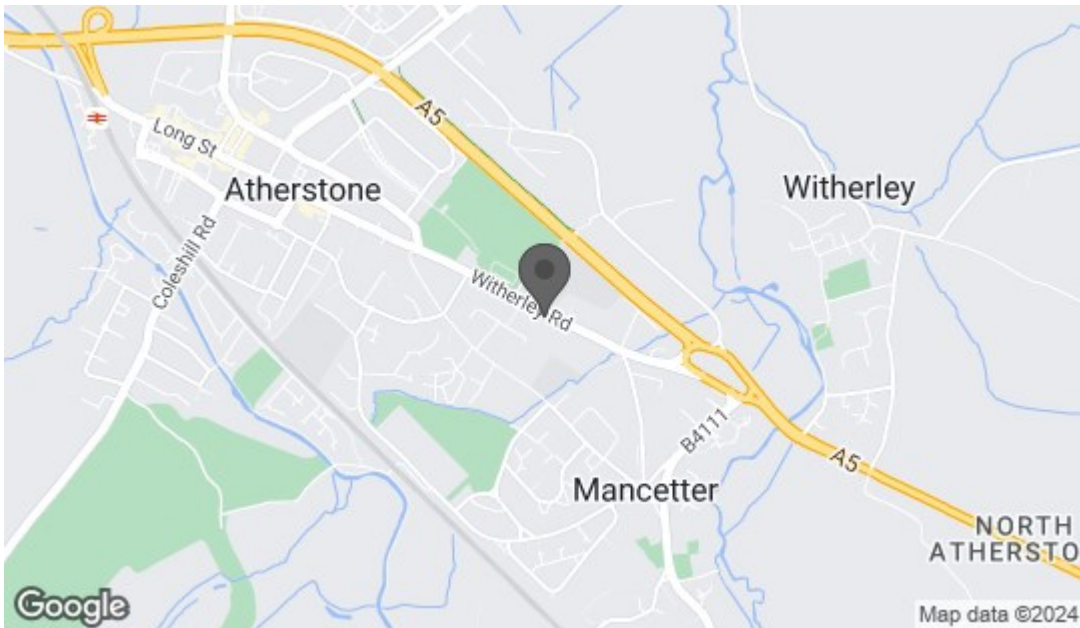
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of

particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

Floorplan & Plans

Howkins & Harrison prepare these plans for reference only. They may not be to scale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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