



2a Coleshill Road, Atherstone, CV9 1BW

HOWKINS &
HARRISON

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Features

- Direct road access
- Off road parking
- Freehold with vacant possession upon completion
- Development opportunity
- Planning permission granted

Description

2a Coleshill Road offers purchasers a unique opportunity to acquire a property with planning permission.

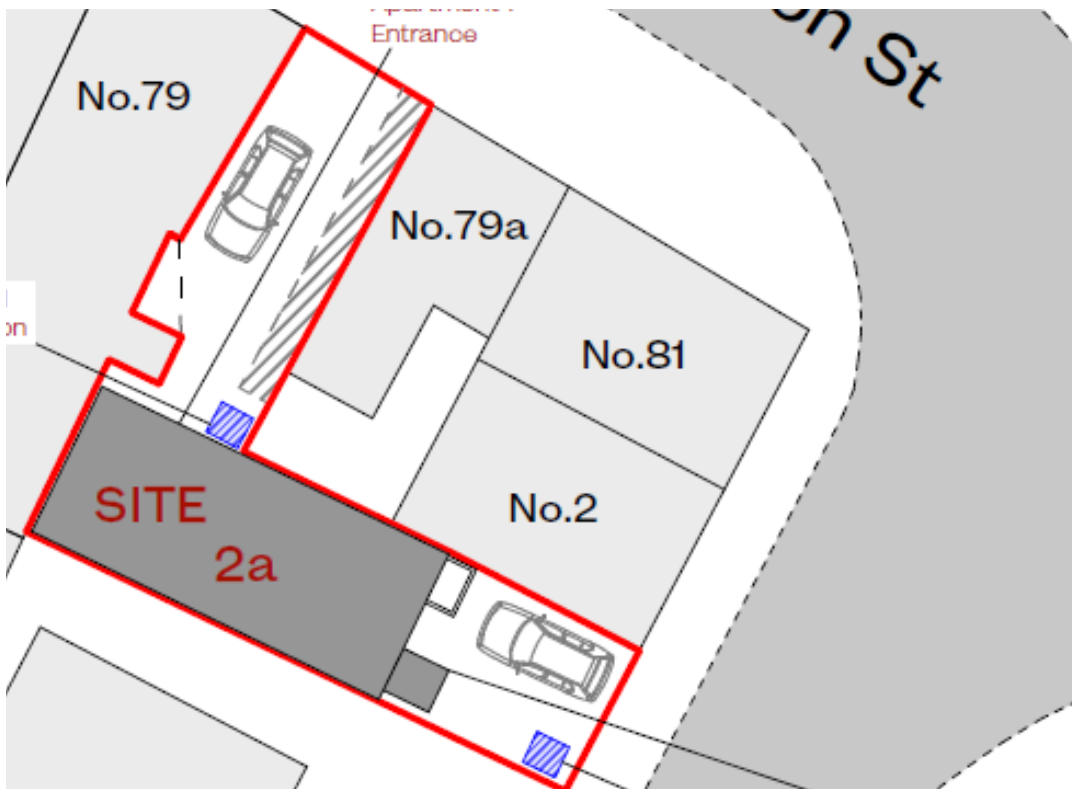
The building has been used in recent years as a ceramics studio. It currently comprises an entrance porch, three downstairs rooms and two first floor rooms. There is access from two sides of the property with space to park vehicles.

There is planning permission for the conversion of the building to two flats, with one parking space each. Each flat will have its own access from alternative sides of the property.

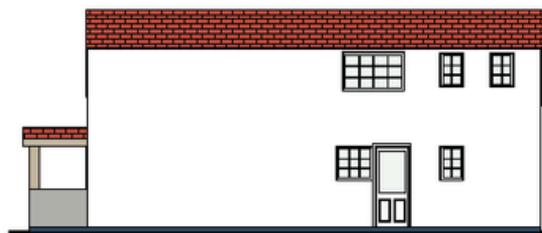
Location

The site is located within the market town of Atherstone in the county of Warwickshire. The site is well located with access to the A5 approximately 1 mile away and Junction 10 of the M42 approximately 4.5 miles away.

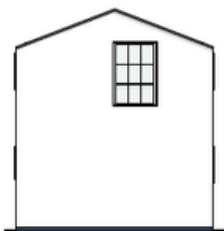




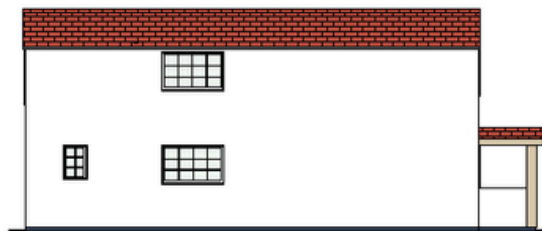
Front - East Elevation



North Elevation



Rear - West Elevation



South Elevation

Utilities

We believe the site benefits from mains water, drainage and electricity. There is no current gas connection, but we believe there to be a connection nearby.

None of these services have been tested and it is the specific responsibility of the purchaser to test the adequacy of them.

Method of Sale

The site will be sold via online auction.

Auction Terms

The property is for sale by online auction. All details, terms, conditions and contract pack are available on our website.

Contract Pack - The contract pack is available via the 'online auction' pages of our website.

Online Auction Access - Please visit the Howkins & Harrison website (howkinsandharrison.co.uk), click 'Auctions' in the main heading menu then 'Online Auctions'. To bid; click 'Register' and verify your email address. Should you be successful in the purchase of this property, the following payments are due upon exchange:

£5,000 (incl VAT) is taken from the registered card (on the fall of the hammer) and is apportioned as follows:

- Auctioneers Buyers Premium - £1,800 (inc VAT)
- Auction Platform Fee - £1,980 (inc VAT)
- £1,220 towards deposit.

The remainder of the 10% deposit of the purchase price is due by 12pm the next working day.

The purchaser is subject to the following payments upon completion:

- Balance of the purchase price
- Search fees to a maximum of £296.82 (Plus VAT)
- Transfer fee - TBC
- Administration fee - £480 (inc VAT).

Full terms and conditions for the online auction are available on our website.

Tenure

The property is offered freehold with vacant possession upon completion.

Planning

The property has an approved planning application and is available on North Warwickshire Borough Council's website.

PAP/2022/0600 - prior approval to convert commercial unit into two residential flats. The decision notice can also be seen in the auction pack.

Local Authority

North Warwickshire Borough Council

Energy Rating

E (106)

What3Words

///stuck.enhanced.fortified

Outgoings

The current rateable value is £4,350 pa .

For clarification on Business Rates, we would advise that interested parties make their own enquiries of North Warwickshire Borough Council.

Plan, Area & Description

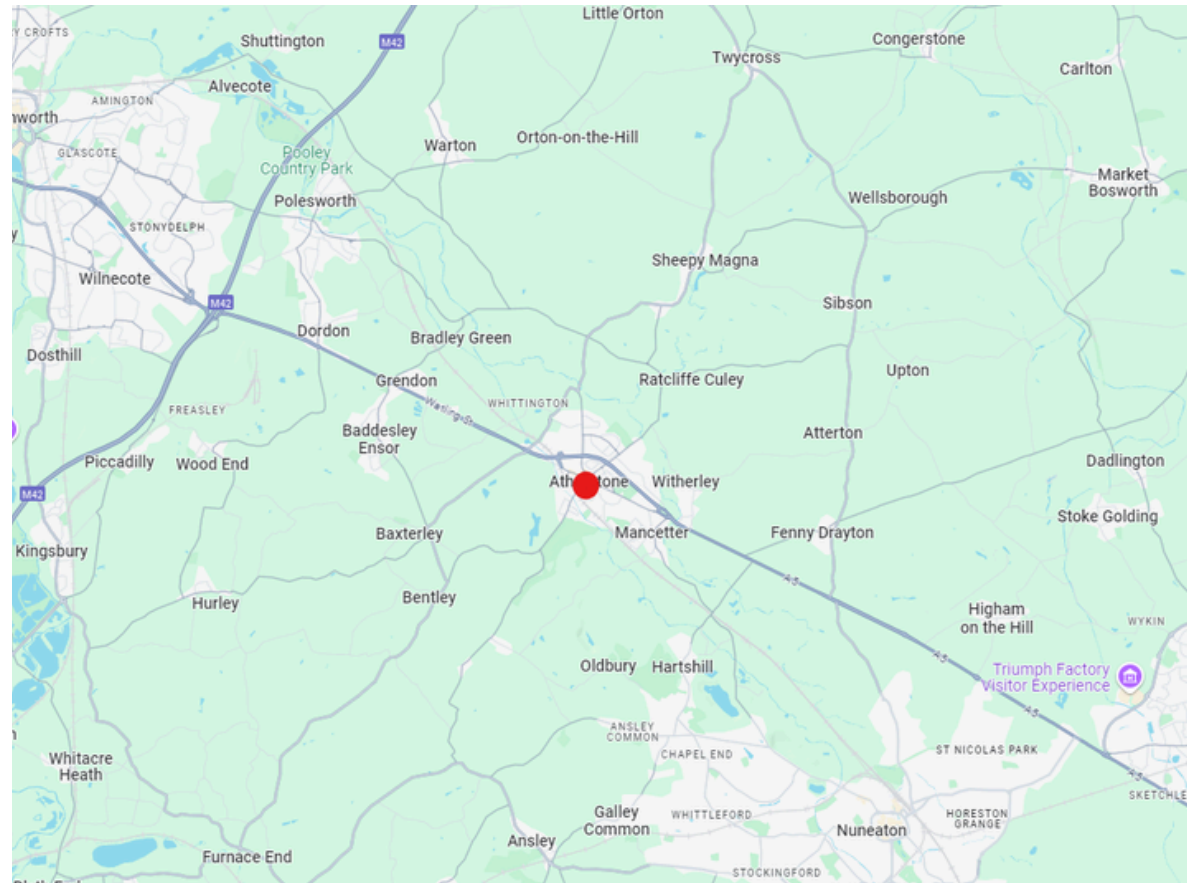
The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposed only.

Viewing

Viewings are strictly by appointment by Philippa Dewes at Howkins & Harrison, please call direct on 01827 721380

Anti Money Laundering

Under the Money Laundering Directive (SI 2017/692) we are required under due diligence as set out under HMRC to take full identification (e.g Photo ID and recent utility bill as proof of address) when a potential purchase submits an offer for a property. Please be aware of this and have the information available. Please note a fee of £30 will be charged to each buyer for the Anti Money Laundering check via our online system Move Butler.



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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