



The Old School Yard, Nuneaton Road, Over Whitacre,
Warwickshire, B46 2NG

HOWKINS &
HARRISON

The Old School Yard

Nuneaton Road

Over Whitacre

Warwickshire

B46 2NG

Land with development potential
(subject to planning) in semi rural
location

Features

- Attractive rural location
- Large double gated entrance set back off the road
- Gravel surface
- Site of former School
- Good road connections

Description

The property extends to approximately 0.19 acres and comprises of a flat level site laid with gravel. The boundary to the land is currently partially wooden fenced and partially herras fenced.

The land was previously part of the site of the village school, which appears from historical mapping to have been demolished in the 1960's. Since that time the site has been vacant.





Location

The land is situated on the edge of Over Whitacre, a small rural village. The property is close to road networks, providing good access to the towns of Atherstone, Nuneaton and, Coleshill which have a variety of retail shops, public houses, restaurants, and leisure centres on offer, as well as easy access to central Birmingham and motorway networks.

Access is off Nuneaton Road.

Distances:

- Nuneaton 8.0 miles
- Atherstone 6.0 miles
- Coleshill 4.2 miles
- Birmingham 16 miles
- Coventry 9 miles
- M6 Toll and M42 5.7 miles

Planning

The property is located in the Birmingham greenbelt. This means that development is restricted except for very special circumstances. However, due to the hard surface and the historical development of the land, there is the potential that it may be classed as Previously Developed Land (PDL). Development of PDL in the greenbelt can be acceptable if it does not harm the openness and meets other policy exemptions. We would advise potential purchasers to seek advice from their own planning consultants.

A planning application (ref PAP/2021/0705) was submitted in 2021 by a previous owner, but was withdrawn. We have no information on the reasons for withdrawal.

Services

There are no services currently connected to the land. Purchasers are entitled to make their own enquiries regarding connectivity.

Tenure and Possession

The land is sold freehold with vacant possession upon completion.

Title Number

The Title Number is WK374479

Overage Clause

The Property is to be sold without an overage clause.

Local Authority

North Warwickshire Borough Council.

Method of Sale

The property is for sale via private treaty

The seller is looking for unconditional offers for the site as it currently stands.

Plan, Area & Description

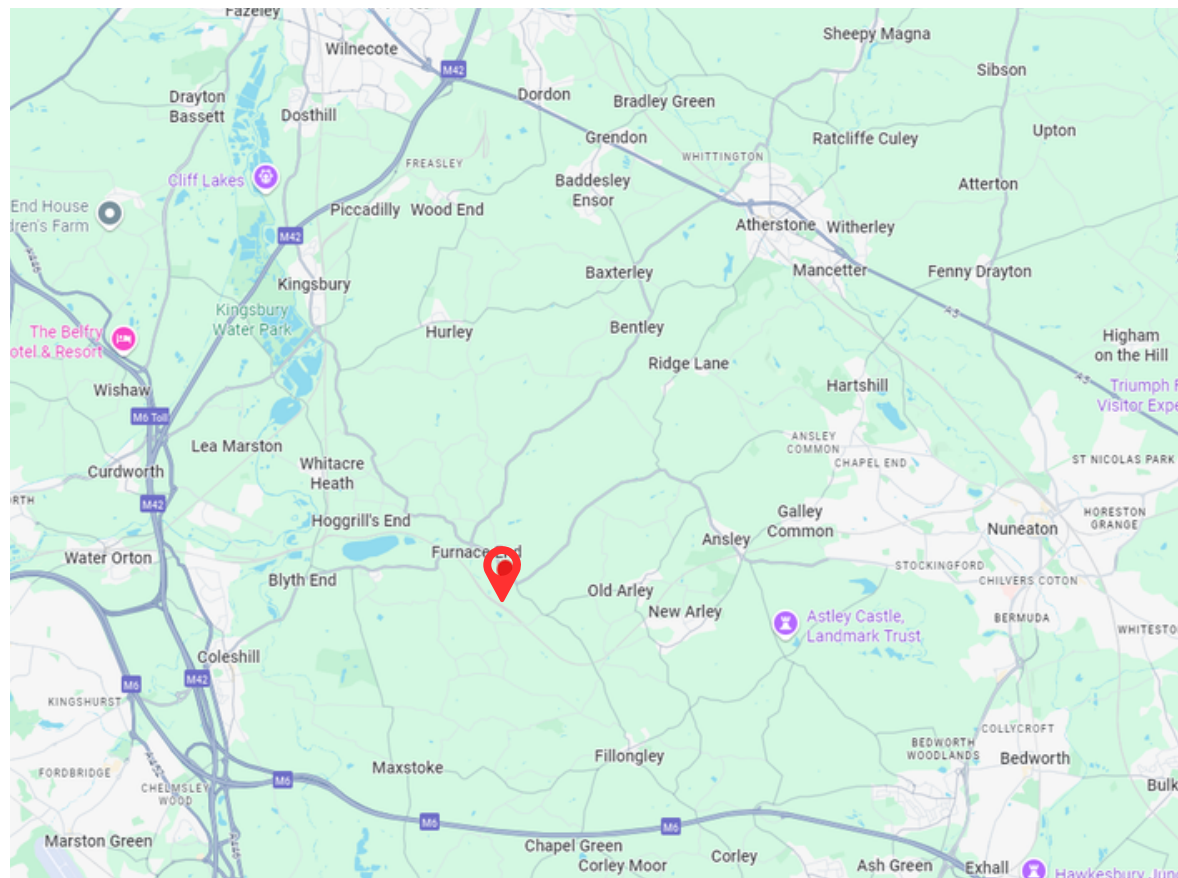
The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposed only.

Viewing

Viewings are strictly by appointment only with Harry Bill at Howkins & Harrison, please call direct on 01827 721380.

Anti Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



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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