



Residential Development Site, Plough Hill Road, Galley Common,
Nuneaton, Warwickshire, CV10 9PA

HOWKINS &
HARRISON

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Development site within a growing local catchment area.

Features

- 0.74 acres
- Planning permission for five residential dwellings
- Close to highly regarded local primary school
- Excellent location and transport links

Description

The site extends to 0.74 acres and has planning permission for five residential properties in an attractive semi-rural location.

The site comprises a gently sloping area currently laid to grass and has been managed informally as amenity space to benefit the adjoining Taylor Wimpey development. There is a surfaced track across the site, which was installed by TW as a requirement of the planning permission for the adjoining development site, to provide an emergency access. This has been designed into the current scheme in a slightly altered location. There is no formal right of way in place.

The site is immediately opposite the local primary school which is highly regarded and has a 'good' Ofsted rating. The adjacent car park was also installed as part of the TW planning permission although remains at present in our client's ownership. It is currently used for school drop-off and pick-up purposes and is due to be transferred to the education authority in due course.



Location

The site is on the edge of the settlement of Galley Common, which is approximately 3.5 miles east of Nuneaton town centre and 12 miles north of Coventry with excellent transport links to Birmingham and London. Nuneaton railway station has excellent services to London Euston, taking around 1 hour, and Birmingham New Street Station in about 30 minutes.

As well as Nuneaton, the towns of Atherstone, Hinckley and Bedworth are all close by and the location is within commuting distance of Birmingham, Coventry and Leicester, allowing easy access to work opportunities, shopping, leisure and healthcare.

Planning Permission

The land has outline planning permission (all matters reserved except access and layout) for five residential dwellings, granted by Nuneaton and Bedworth Borough Council in May 2025 under reference: 039476. The proposed accommodation comprises:

Plot 1: 3 bed 990 sq. ft

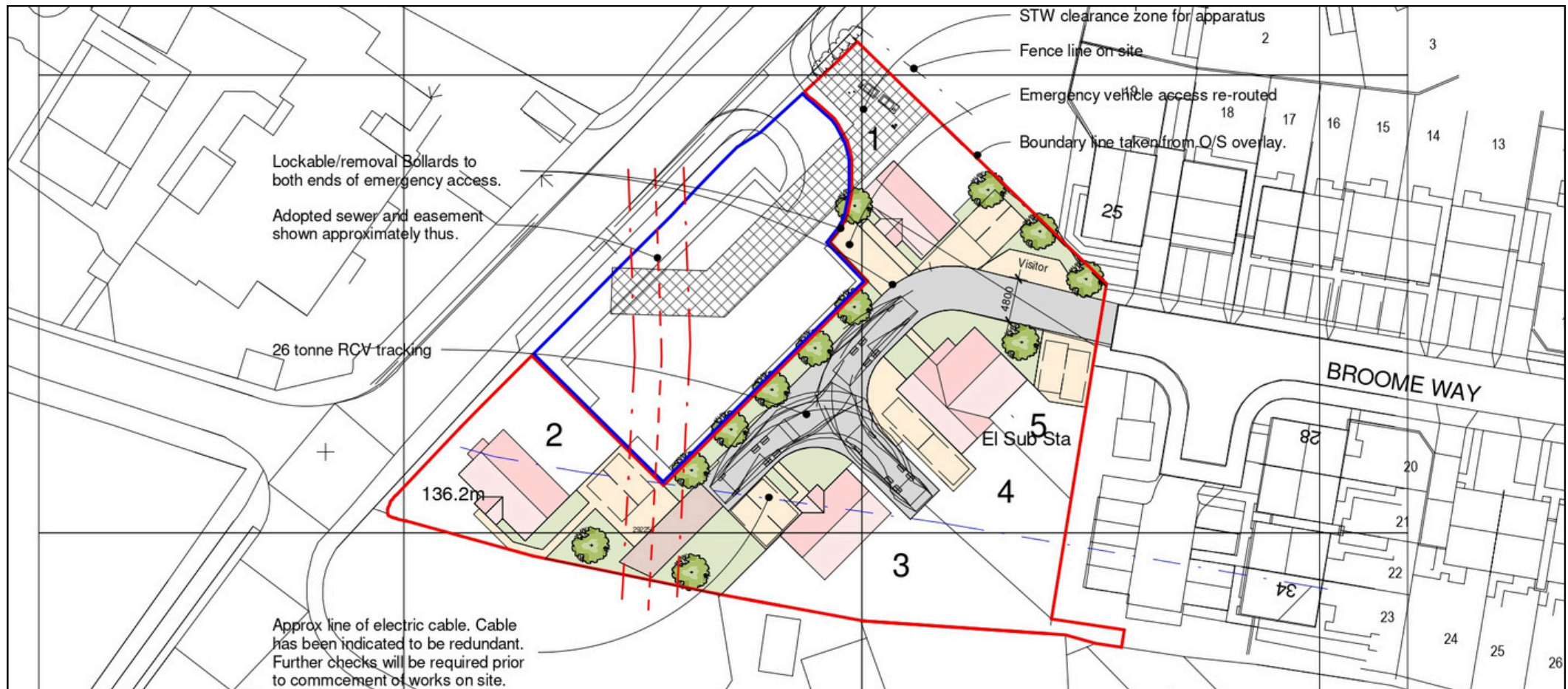
Plot 2: 4 bed 1345 sq.ft

Plot 3: 3 bed 1356 sq. ft

Plot 4: 4 bed 882sq.ft

Plot 5: 2 bed 882 sq. ft

There are no affordable housing requirements and no S.106 contributions.



Access

The land benefits from rights of access and service provision from Broome Way, which will form the access into the site. Apart from the emergency access, no rights will be granted to access the site with vehicles from the car park. There are no rights of way crossing the site as far as we are aware.

Tenure and Possession

The land is sold freehold with vacant possession upon completion.

Services, Wayleaves and Easements

It is believed that mains water and electricity services are available in Broome Way, or via the car park (the seller will seek to reserve any necessary rights if this is transferred to the county council). Service providers are Severn Trent Water and National Grid.

A Severn Trent Water sewer main crosses the site, as indicated by the red broken lines on the plan,. An underground electricity cable, shown by the blue broken line, is also present but is understood to be redundant. There are Severn Trent Water mains water inspection chambers and pipe work in the northern corner of the site, as shown by the cross-hatched area on the plan.

Local Authority

Nuneaton and Bedworth Borough Council
www.nuneatonandbedworth.gov.uk Tel: 02476 376376

Method of Sale

The property is for sale via private treaty

Plan, Area & Description

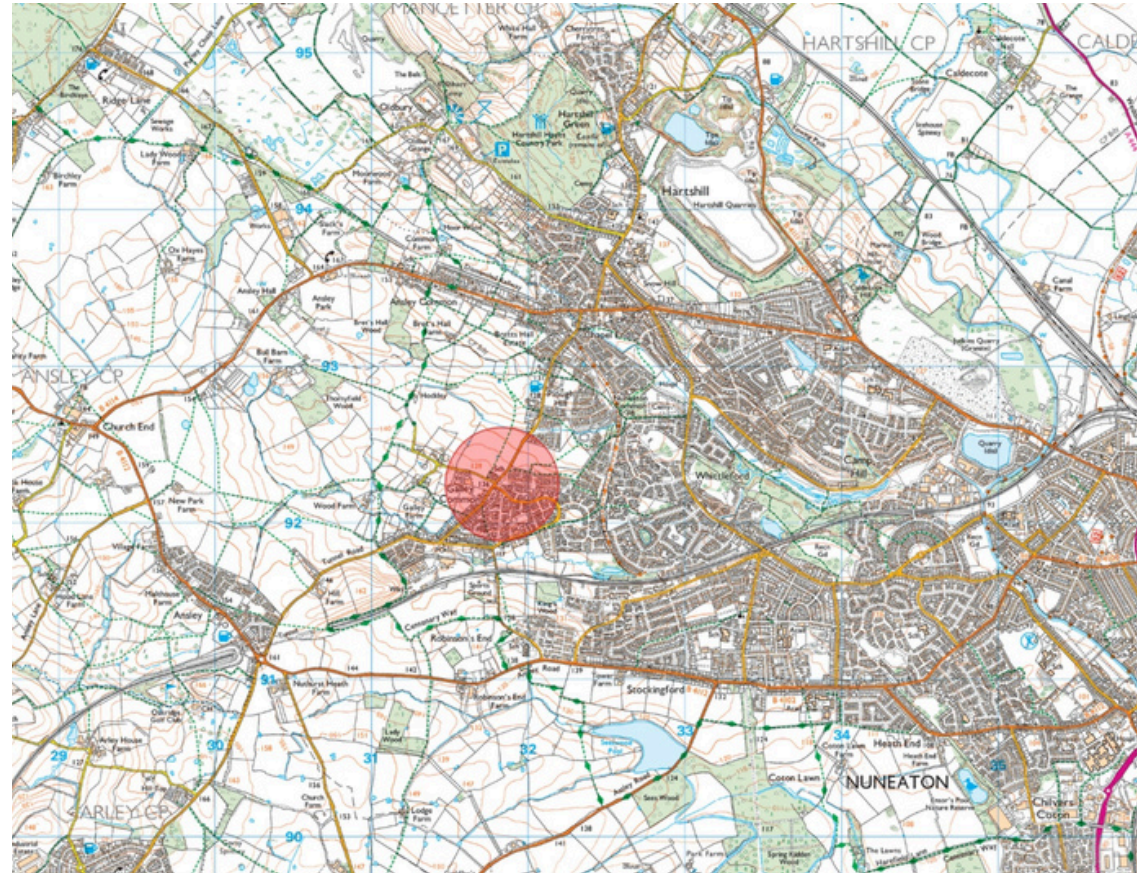
The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Viewing

At any time during daylight hours with a copy of these particulars to hand, but please contact either James Collier, james.collier@howkinsandharrison.co.uk or Susannah Leedham, susannah.leedham@howkinsandharrison.co.uk at the Atherstone office, telephone number 01827 721380 in advance to confirm your interest in the site.

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.



Howkins & Harrison, 15 Market Street,
Atherstone, CV9 1ET

Telephone 01827 721380
Email athrural@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Instagram HowkinsLLP



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