

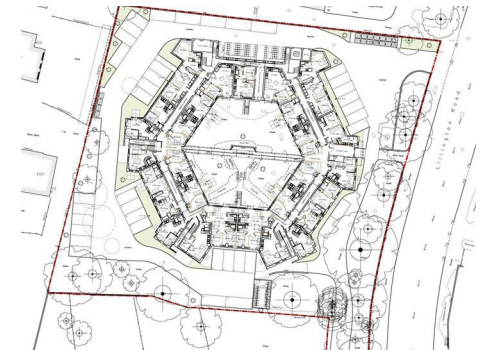
Southfields, 57 Lillington Road, Leamington Spa, CV32 6NS



A RESIDENTIAL DEVELOPMENT OPPORTUNITY

- Vacant former sheltered accommodation with lawful development certificate for 55 unrestricted dwellings
- Planning consent for extending into the roof space and creating additional parking areas
- Potential for extra units and other configurations without a planning application
- Total site area approximately 1.26 acres
- 5% VAT on build costs due to vacancy, on qualifying works

**Offers over £3,500,000 for the freehold
or SPV are invited**



LILLINGTON ROAD

is a leafy residential street with Leamington Spa town centre approximately one mile away.

DESCRIPTION

Southfields is an imposing building of hexagonal design and with accommodation over two floors consisting of 54 flats and one office, used as sheltered accommodation, and with no planning restriction on occupation. The property was constructed in the early 1980s and the grounds extend to approximately 1.26 acres with car parking.

PLANNING

A lawful development certificate, Reference W/23/1830 confirms the principle that 55 units may be used as dwellings with unrestricted occupation. W/05/0767 confirms that the one office must now revert to a dwelling making a total of 55 existing units. Planning Permission W/24/0225 mainly for roof lights, french windows and additional car parking has been granted. This allows expansion of units into the roof space. Internal reconfiguration of the existing building has been confirmed as not being development by the officer report to committee that accompanies W21/1084. Potential for extra units.

Proposed floor plans are shown.

OWNER/SELLER

The SPV that currently holds ownership of the property can be acquired to offer a stamp duty saving.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts. The property will be sold with vacant possession.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property.

DISCLAIMER

Peter Clarke & Co LLP, themselves and for the vendors / lessors of this property whose agents are, give notice that (1) These particulars are set out as general guide only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or presentations of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, fixtures and fittings, referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) No person employed by Peter Clarke & Co LLP has authority to make or give any representation or warranty whatsoever in relation to this property. (5) All prices / rents are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract

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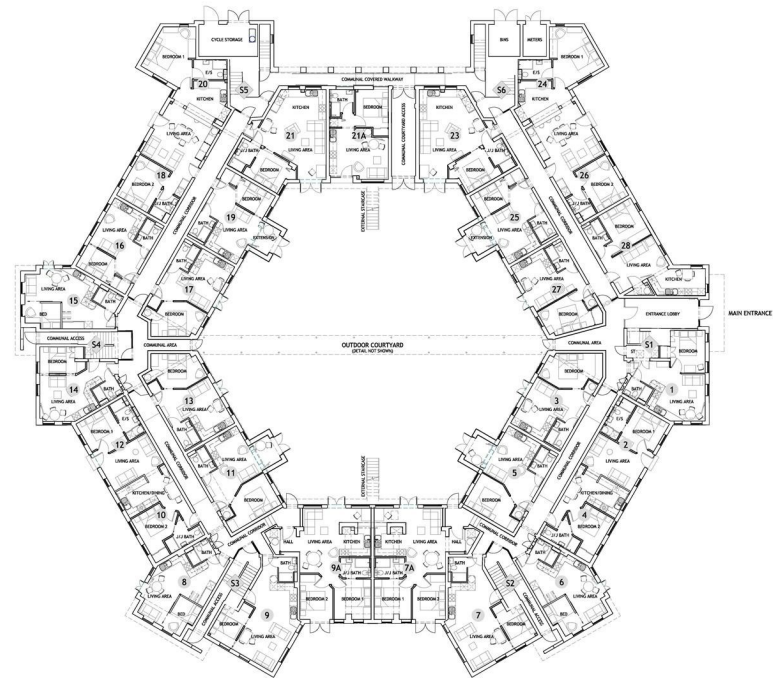
VAT: VAT will not be payable on this transaction. It is understood that 5% VAT is payable on build costs due to vacancy, on qualifying works, but this should be checked before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

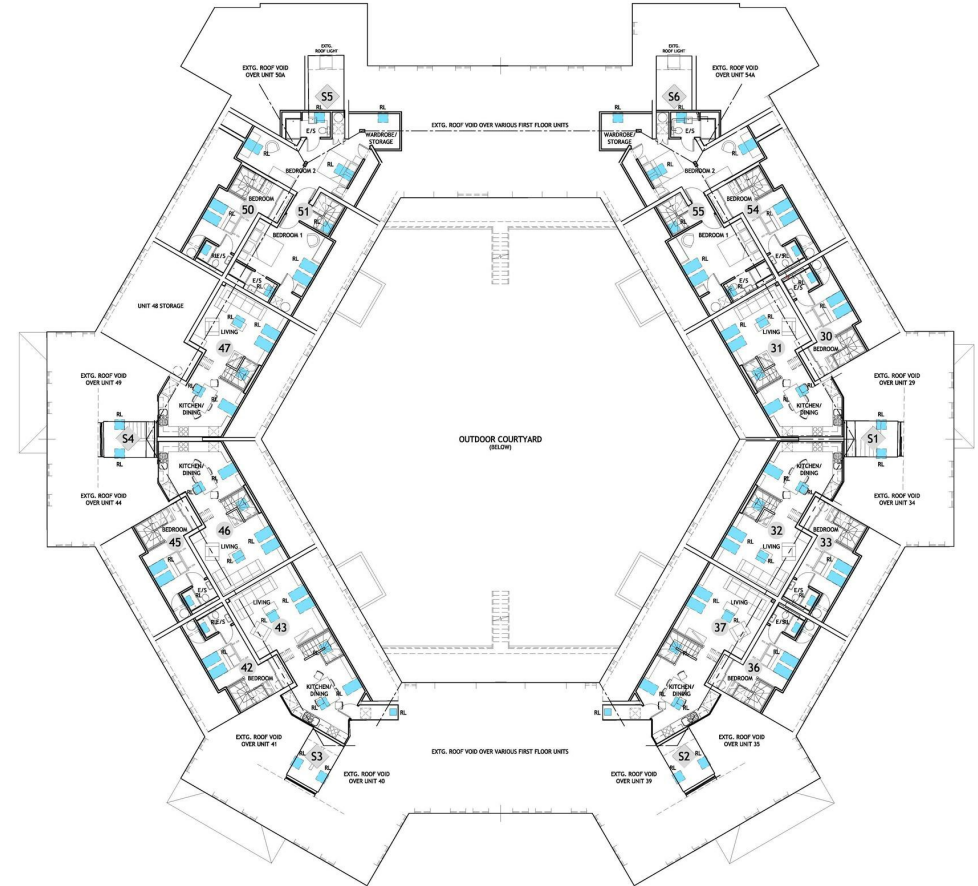
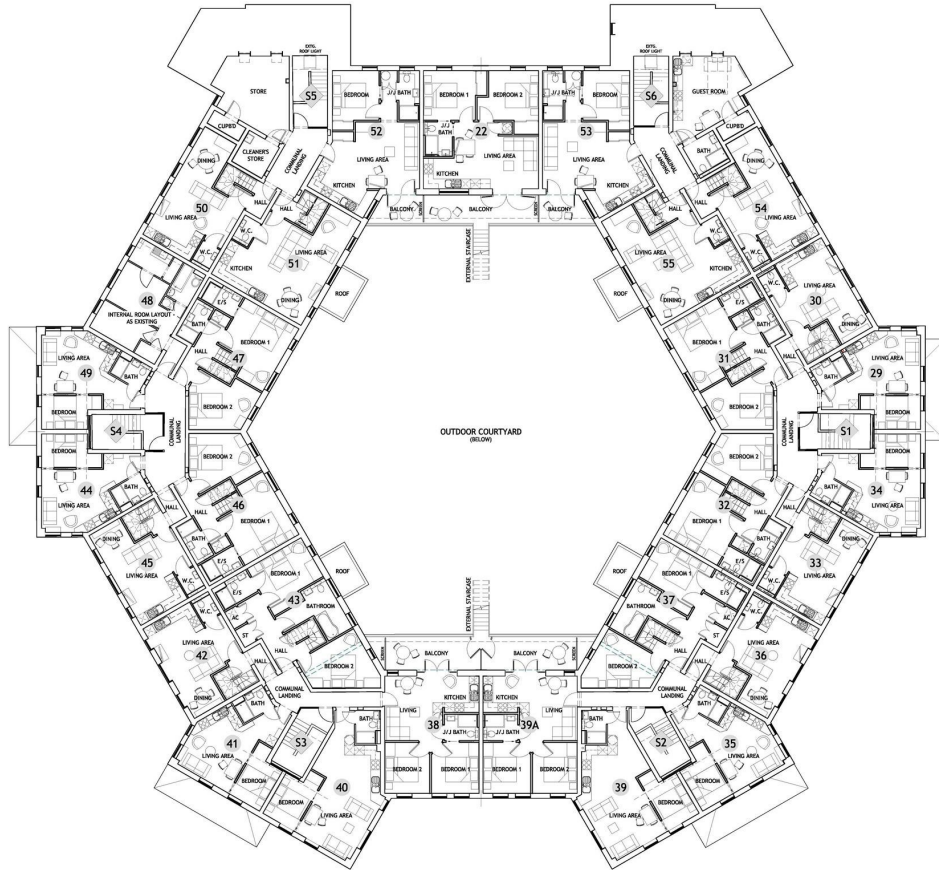
OFFERS: Offers over £3,500,000 for the freehold or SPV are invited.

VIEWING: Strictly by Prior Appointment with the s...

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PROPOSED FLOOR PLANS



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