

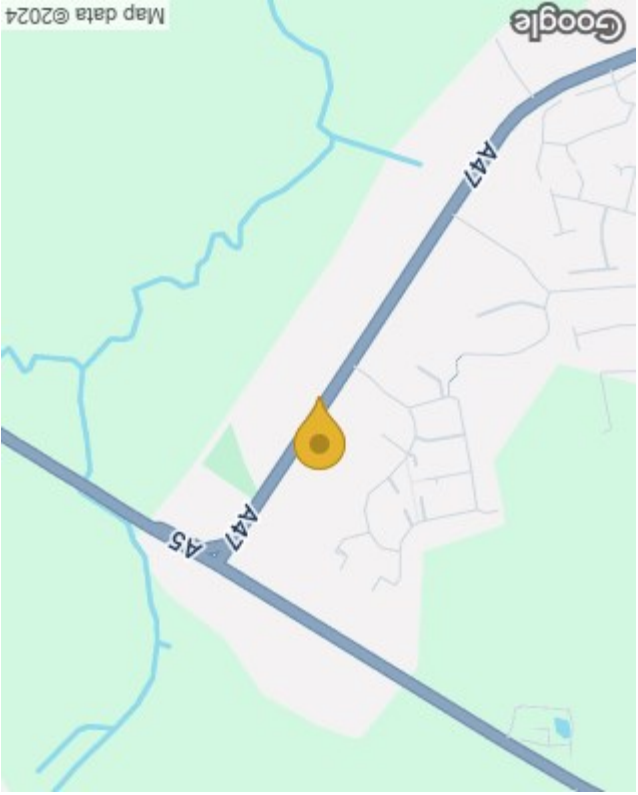
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

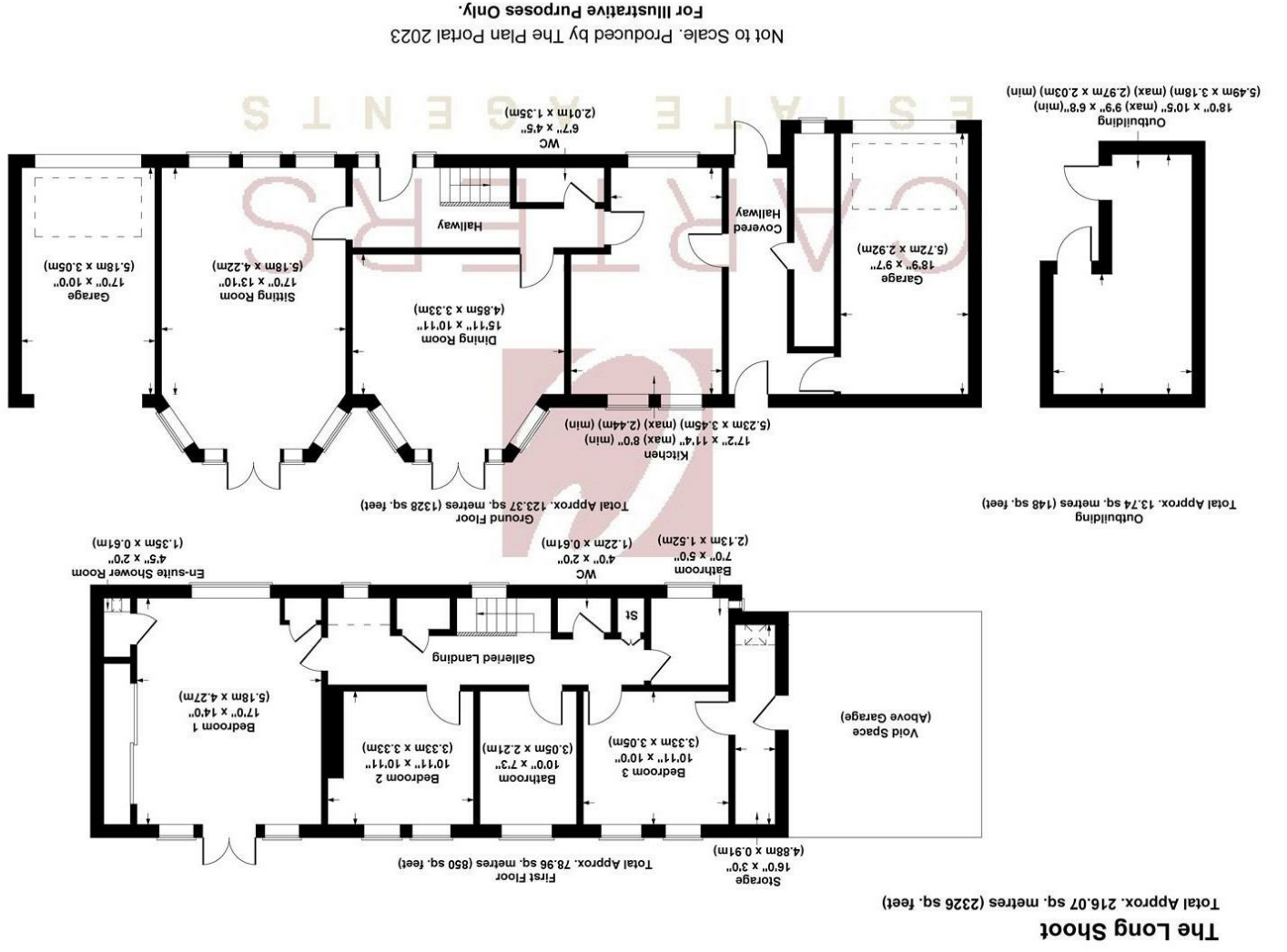
England & Wales	
EU Directive 2002/91/EC	Current Rating
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

Energy Efficiency Rating: 42

Energy Efficiency Graph



Area Map



235 The Long Shoot
 Nuneaton, CV11 6JH
 £925,000



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Nuneaton, CV11 6JH

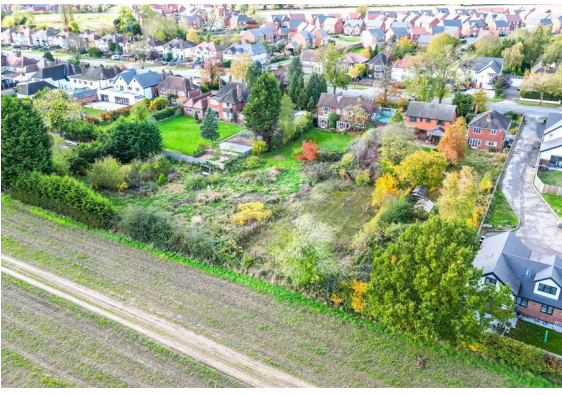
Carters Estate Agents – Land & New Homes brings an exciting investment opportunity to market.

Description:

An exciting opportunity to acquire a site of 0.81 acres of prime residential land in a rapidly expanding market town, encompassing a prestigious 2300 sq. ft property on this popular thoroughfare, never seen before on the open market, as well as approved planning application for the construction of a further 3 detached residences.

The property itself, in need of modernisation, boasts over 2300 sq ft of living accommodation, was originally a grand 5-bedroom home and has since undergone thoughtful adaptations, transforming into a charming and generously proportioned 4-bedroom property with three bathrooms. Cementing itself as one of the most prestigious and desirable homes on this popular road. As part of the approved plans, the property is retained and adapted to provide access for the additional dwellings.

The remaining site consists of residential garden with a parcel of the land home to a full-sized tennis court. The site backs onto a vast expanse of agricultural land that runs adjacent to the A5.



Planning Permission:

The site has approved planning permission (Application Reference: 037667 – Approved 7 July 2023) for the construction of two five-bedroom 2300 SQ FT houses with detached double garages and one four-bedroom 2800 SQ FT house with a detached double garage and generous garden. In the approved plans, the current property is retained, and the garage removed to provide access for the additional dwellings.

Detailed information and copies of the relevant documents are included in the additional information pack available from the Vendor's agent upon request.

