



59 Coton Road,
Nuneaton,
CV11 5TS
Tel: 024 7635 0700

www.cartwrighthands.co.uk

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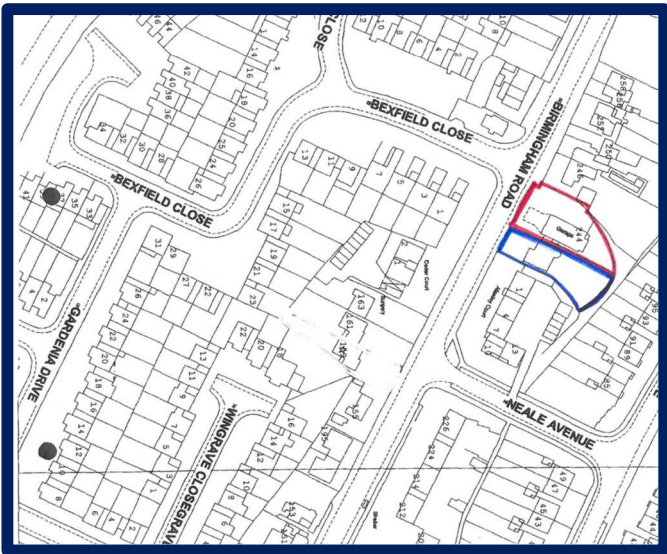
DRAFT

FOR SALE BY INFORMAL TENDER

Site Area- 0.18 acres (0.073 hectares)

**Allesley Garage,
244 Birmingham Road,
Allesley,
Coventry
CV5 9HD**

Freehold development site with full planning permission for the redevelopment of existing garage site to provide two residential dwellings both detached (one 4 bed roomed and the other 3 bed roomed).



Location

Allesley is a small village situated to the west of Coventry (3 miles (5 km)), 4 miles (6.5 km) east-south-east of Meriden and (18 miles (29km)) west of Birmingham. The suburbs of Allesley Green and Allesley Park lie to the south and west. Allesley Park was developed in the 1950s to 1970s and lies to the east of the A45 and due south of the village. Allesley Green, built in the late 1980s, lies a quarter of a mile south-west of village.

The combined population of the three main districts is approximately 8,000. According to the 2011 census the village had a population of 837.

Other office locations
121-123 New Union Street, Coventry CV1 2NT
Cartwright Hands is a trading style of Cartwright Hands Ltd. Company Registration No. 5680035 Registered
Office: 59 Coton Road, Nuneaton CV11 5TS
Regulated by RICS



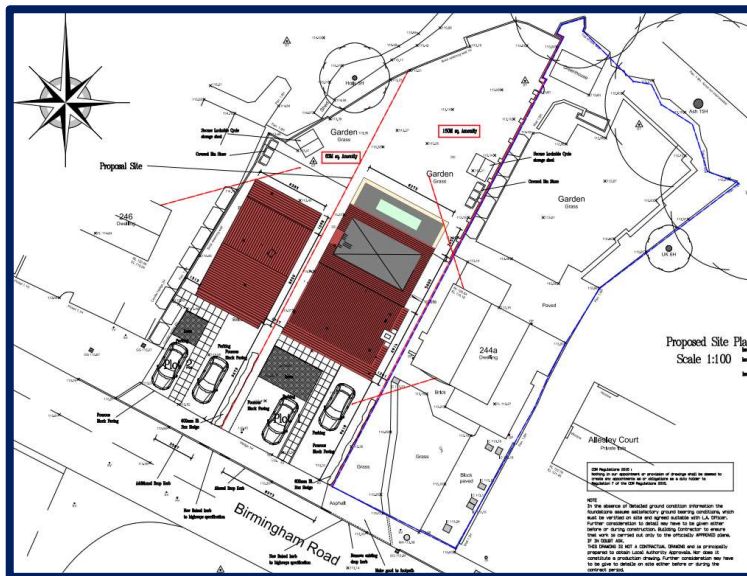
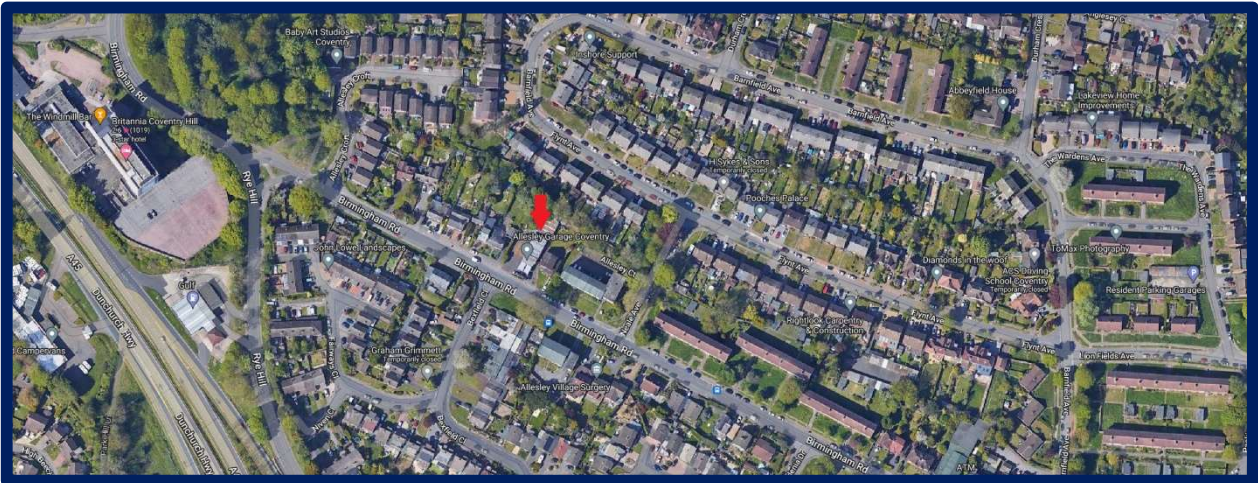
sell

rent

survey

manage

244 Birmingham Road, Allesley, Coventry



Description

Offered for sale is the Allesley Garage (Title Number WK95172) set within the heart of the desirable village of Allesley in a primarily residential area. The site of 0.18 acres (0.073 hectares) currently consists of a purpose-built car repair garage with ancillary storage that fronts directly onto Birmingham Road which is the main road that runs through the village.

On the 17th September 2021 planning permission was approved (Ref- FUL/2021/1379) for the erection of 2 residential dwellings.

A data room is available with all plans, decision notices and site surveys by request to the sole agents.

Accommodation

In brief the development element will comprise of 2 No. detached houses on the site of the garage. One of the dwellings being 3 bedroomed and the other a 4 bedroomed both dwellings having integral garages.

NOTE- The house shown edged blue could also be made available to form part of a larger scheme (further details are available from the agents.)

Method of Sale

The freehold with vacant possession of Allesley Garage, 244 Birmingham Road, Allesley is for sale by informal tender with a closing date of 12 midday on the 10th February 2023.

The property/site is available as a whole with unconditional offers sought.

All offers must be received in writing on the Tender Form within the Data Room.

Although preference would be an outright unconditional sale the client will also consider offers for a joint venture development of the site with an established builder.

Viewings

Viewings are available any reasonable time with a copy of our particulars. Viewing of the house edged blue is by prior appointment.

Please note the house is currently occupied so viewing arrangements must be made through our office.

Possession

Full vacant possession will be given on completion.

Legal Costs

Each side will be responsible for their own legal costs.

What Three Words Location

///impact.feels.chips

Viewing/Information

By appointment with the Sole Agent,
Cartwright Hands,
Guy Hands

59 Coton Road,
Nuneaton,
CV11 5TS

Tel:- 02476 350700

Email- grh@cartwriighthands.co.uk

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