The Rookery Galley Common,
Galley Common,
Nuneaton, CV10 9PB

£375,000

GENERAL

It is rare for a small development in such a prime position to come to the market. The Rookery is in a lovely country setting located to the West of Galley Common with far reaching country views. Outline planning permission has recently been secured for up to two dwellings. It is expected that the properties will be one and a half storey dormer bungalows with floor areas of approximately 1100 sq ft and 1600 sq ft respectively. (Size and scale of the properties to be agreed with the Local Authority).

The purchaser will then be able to apply for detailed consent to build houses to their design.

It is expected that the two plots will be sold to a single purchaser as it would be difficult to divide the site.

Plot 1

LOCATION

Galley Common is a highly regarded village located immediately to the west of Nuneaton. There is a useful range of shops and a primary school on the outskirts of the village, rated as "good" in its last Ofsted inspection report. The property is an easy commute from Coventry but also within reach of Birmingham. There is a high speed rail service to both London and Birmingham from Nuneaton.

OUTLINE PLANNING

The property is being sold with the benefit of an outline planning reference 039034 granted by Nuneaton and Bedworth Council on 28th April 2023 for the "erection of two dwellings (outline application to include access and layout with all matters reserved) subject to conditions" It is essential that interested parties are fully aware of all the conditions in the consent before making an offer. Copies of the planning consent are available from the Agent or can be accessed on the Nuneaton and Bedworth Borough Council's website.

VIEWINGS AND ENQUIRIES

Viewings are strictly by appointment with the agent. All enquiries should be directed to Anthony Fox : anthony@foxcountryproperties.co.uk.

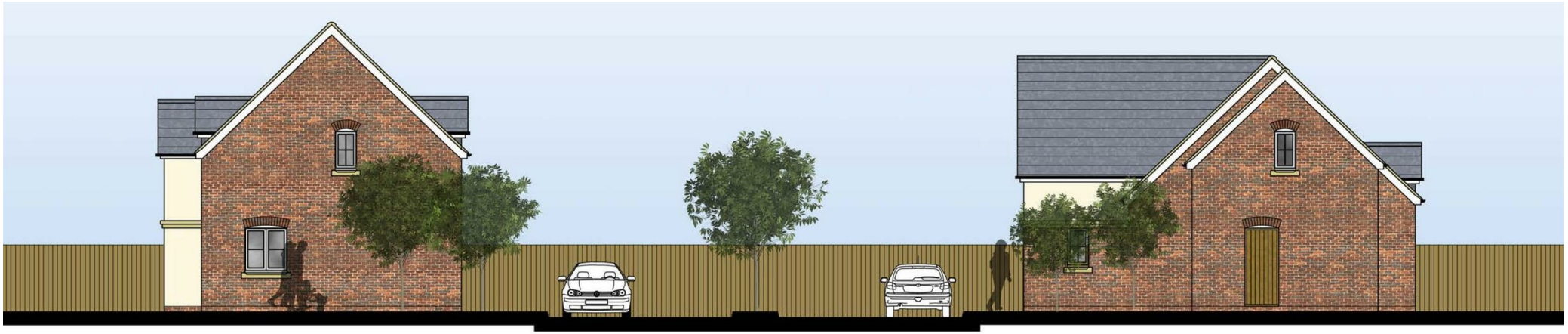
SERVICES

We understand that mains water and electricity are connected to the site. The purchaser will be responsible for checking the location and adequacy of these services.

IMPORTANT NOTE

The property is accessed over a right of way and the purchaser will be responsible for contributing to the maintenance of the access. There is a separate entrance from the road into Plot Two.
The floorpans, artists impressions and site plan are to give an idea of what might be possible. It should be noted that the actual layouts and the appearance of the properties will be subject to a detailed planning application.

Plot 2



Plot 1

Plot 2

Residential Development at the rear of
1 The Rookery, Galley Common Nuneaton. CV10 9PB

The Property Ombudsman

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FOX

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