



Development Site - Glenside, Ansley Lane, Arley, CV7 8FU

HOWKINS &
HARRISON

Development Site

Glenside, Ansley Lane

Arley

CV7 8FU

An attractive development opportunity with outline planning permission for the demolition of the existing buildings and the erection of 6 houses, 1 bungalow and a new access on Ansley Lane.

Features

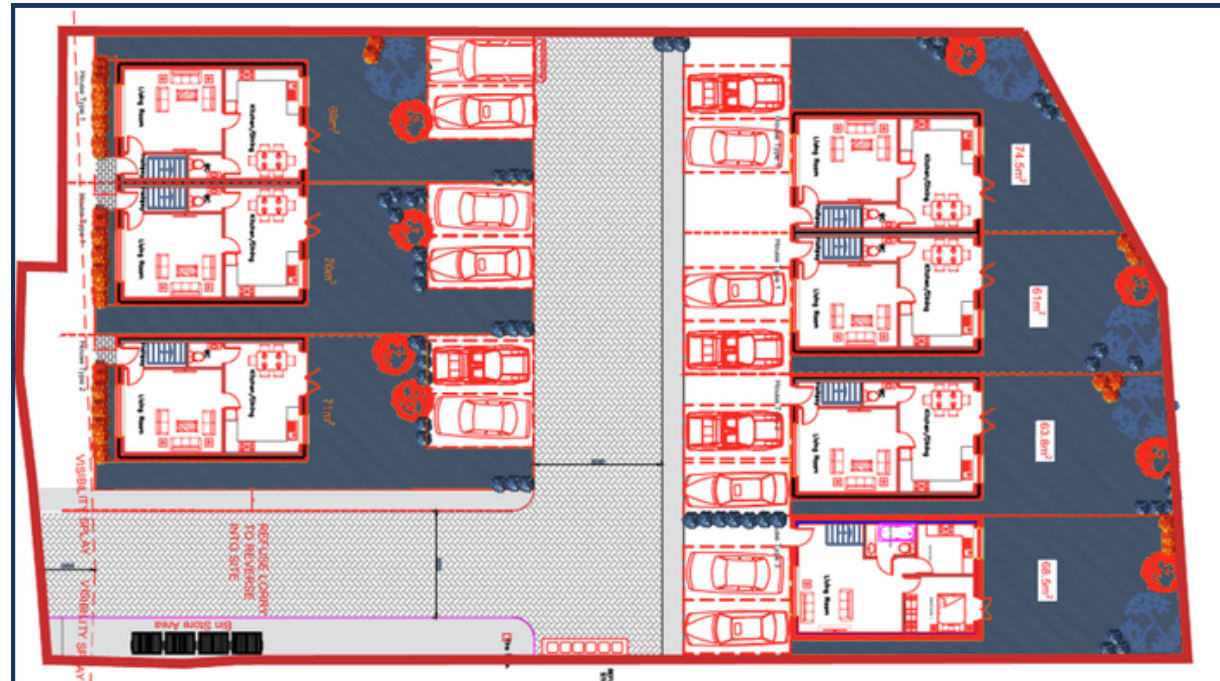
- Development site
- Outline Planning Permission for 7 dwellings
- 0.4 acres
- Close Proximity to local amenities

Description

The site extends to 0.4 acres with access onto Ansley Lane. The site currently comprises a former butcher's shop and dwelling in the centre, together with further buildings to the north of the site which were formerly an abattoir. The Outline Planning Permission proposes the removal of these buildings.

The opportunity is held under two titles WK421699 and WK348991, with both titles sharing the same owner.

The Outline Planning Permission proposes 3 units on the frontage of Ansley Lane, with the access bordering the east and 4 units at the back.



Property Types & Floor Areas

The proposed site plan submitted as part of the Outline Planning Permission proposes 7 units. Floorplans have been submitted and available details of the units are below, all units have the benefit of a private driveway.

House Type	Bedrooms	Sq.Ft	Qty
1	3	1,235	4
2	3	1,234	2
3	3	686	1

Local Primary Schools

Arc School (SEND provision), Old Arley – 0.2 miles
Arley Primary Academy – 1.7 miles
Bournebrooke C of E Primary School, Fillongley – 2.7 miles

Local Secondary Schools

President Kennedy School, Keresley, Coventry – 7.4 miles
Queen Elizabeth Academy, Atherstone – 5.5 miles
Hartshill Academy – 4.75 miles
Ash Green School, Coventry – 7.4 miles
Coundon Court, Coventry – 7.5 miles

Location

The opportunity sits within the heart of Old Arley, within North Warwickshire. The village has a good range of local amenities including a medical centre, pharmacy, leisure centre and pub. The nearby village of New Arley has a convenience store, post office and a primary school.

Travel Distances

- Ansley - 1.6 miles
- Nuneaton - 5.7 miles
- Bedworth - 7.9 miles
- Coventry - 9 miles

Services

We understand that the existing properties are connected to mains water, electricity and drainage. Purchasers are to make their own enquiries as to connectivity for the site.

Access

Access is achieved via Ansley Lane to the south of the site.

Planning

North Warwickshire Borough Council granted the permission with a decision notice dated 29th May 2026. This is on the condition that the technical details consent application will be submitted within 18 months of this date.

This permits the demolition of the existing buildings and the erection of 6 houses and a bungalow, under reference PAP/2025/0415.

Tenure & Possession

The property is to be sold freehold with vacant possession on completion.

The site falls under two separate freehold titles:

-WK421699

-WK348991

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.

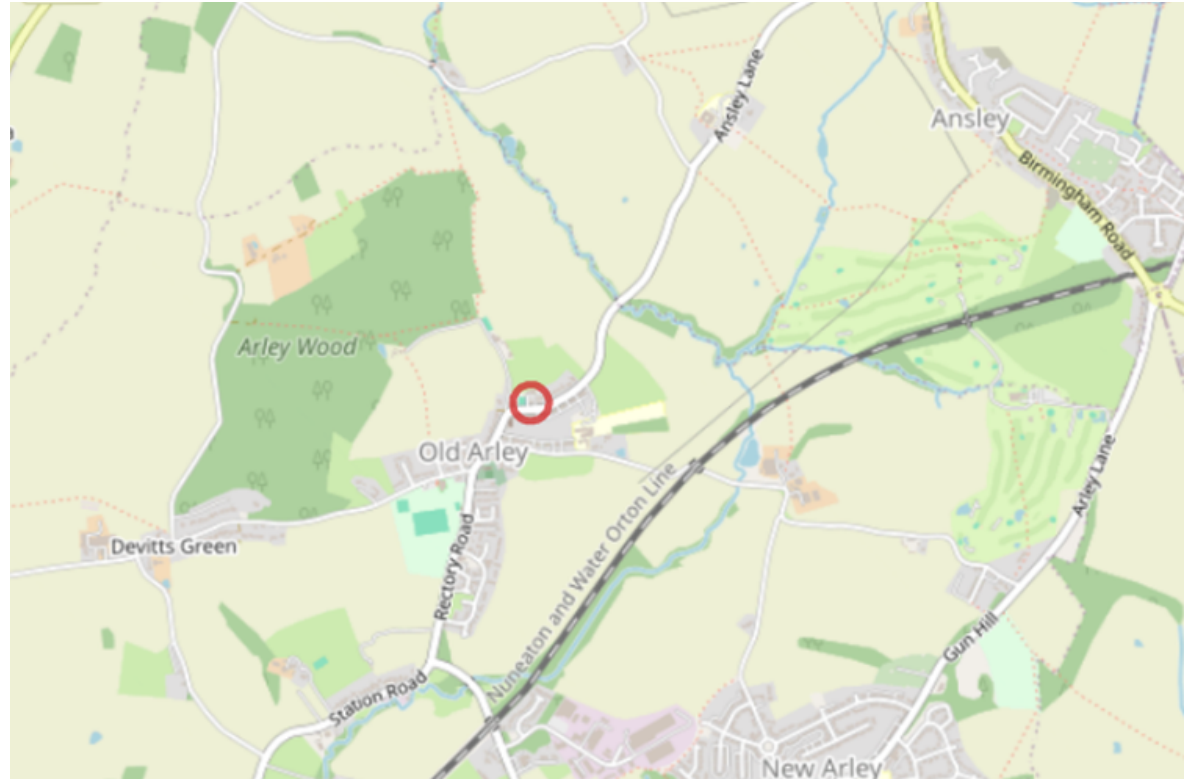
Viewing

Viewings are strictly by appointment only. Please call directly on 01530 877977 option 4, alternatively email james.collier@howkinsandharrison.co.uk or ethan.obrien@howkinsandharrison.co.uk.

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.



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