



# HOLT PROPERTY



**FOR SALE Prime Residential Development Site**

Linden Paddocks, Watery Lane, Keresley, Coventry, CV7 8HX  
2.15 acres (0.87ha) With Outline Planning Consent For 17 Dwellings





## Executive Summary

- Residential Development Site
- Outline Planning Consent for 17 dwellings
- Site extends to 2.15 acres (0.87 hectares)
- Currently laid to pasture with stabling and barn
- Offers are invited for Unconditional Freehold Purchase
- In Keresley, a popular area of Coventry which boasts excellent local amenities and easy access to all of the facilities of Coventry
- In close proximity to Coventry City Centre with nearby access to an excellent road network making this location superb for commuters
- Served by bus routes to Coventry City Centre and the wider Midlands
- The nearest railway station is Coventry Arena approximately 1.5 miles east of the site on the Coventry to Nuneaton line and Coventry West Coast mainline railway station approximately 3 miles south of the site
- The Local Authority is Coventry City Council
- Rare opportunity to acquire a site with Outline Planning Consent
- Viewing Strictly by appointment with the vendors' agent
- For Sale Freehold with Vacant Possession







## LOCATION

Keresley is a popular residential area, located approximately 3 miles to the north of Coventry City Centre. The site is situated just south of the M6 close to Junction 3, providing superb transport links onto the Midlands motorway network and further afield. Rail networks can easily be connected to from Coventry Arena and Coventry City Centre train stations. Keresley is well serviced with numerous amenities including supermarkets, health and leisure facilities, pubs, bars and restaurants. There are also both Primary and Secondary schools within close proximity.

## THE SITE

The site adjoins the built-up area of Keresley on its western boundary and has direct road frontage onto Watery Lane. The site is laid to pasture and grazed by livestock with brick-built stabling and associated barn. Beyond the site boundaries are residential properties, educational facilities, woodland and open farmland. The site area extends to 2.15 acres (0.87 ha).

## TENURE

The site is being sold Freehold with Vacant Possession.

## METHOD OF SALE

Offers are invited for the Unconditional Freehold Purchase.

## SITE AREA

The site being offered for sale has an area of 2.15 acres (0.87 hectares).

## BOUNDARIES

The external boundaries of the development site are currently defined by the hedges and fencing of the site. To the north and north east of the site is a wooded area, part of which is a Local Wildlife Site. Neither the Vendors nor the Agent will be responsible for defining boundaries.

## VIEWING

Strictly by appointment with the Vendors' agent.  
Justin Quibell 07764 413752  
justin@holtproperty.com  
Lucy Quibell 07711 171764  
lucy@holtproperty.com

## SALE CONTRACT AND TRANSFER

A draft version of the Sale Contract and Transfer will be included in the Data Room. Comments on the draft contract and transfer are invited as part of the bid proforma.

## BID PROCEDURE AND CONTRACT TIMETABLE

Offers are invited for the site and the closing date for bids is Midday on Wednesday **3 November 2021**. Bids must be expressed as a finite sum for the entire site net of all deductions for the Section 106 Agreement. Bids must be in writing, bids via email will be accepted.

Prospective purchasers are requested to use the bid form when submitting their offer. The bid form template is in the Data Room. Any assumptions or allowances made within bids must be clearly expressed within the bid.

Interviews with selected parties are to take place w/c 8 November 2021.

Exchange of Contracts will be required within 6 weeks of the chosen Purchaser being selected.

Completion is to take place simultaneously on Exchange.

## VAT

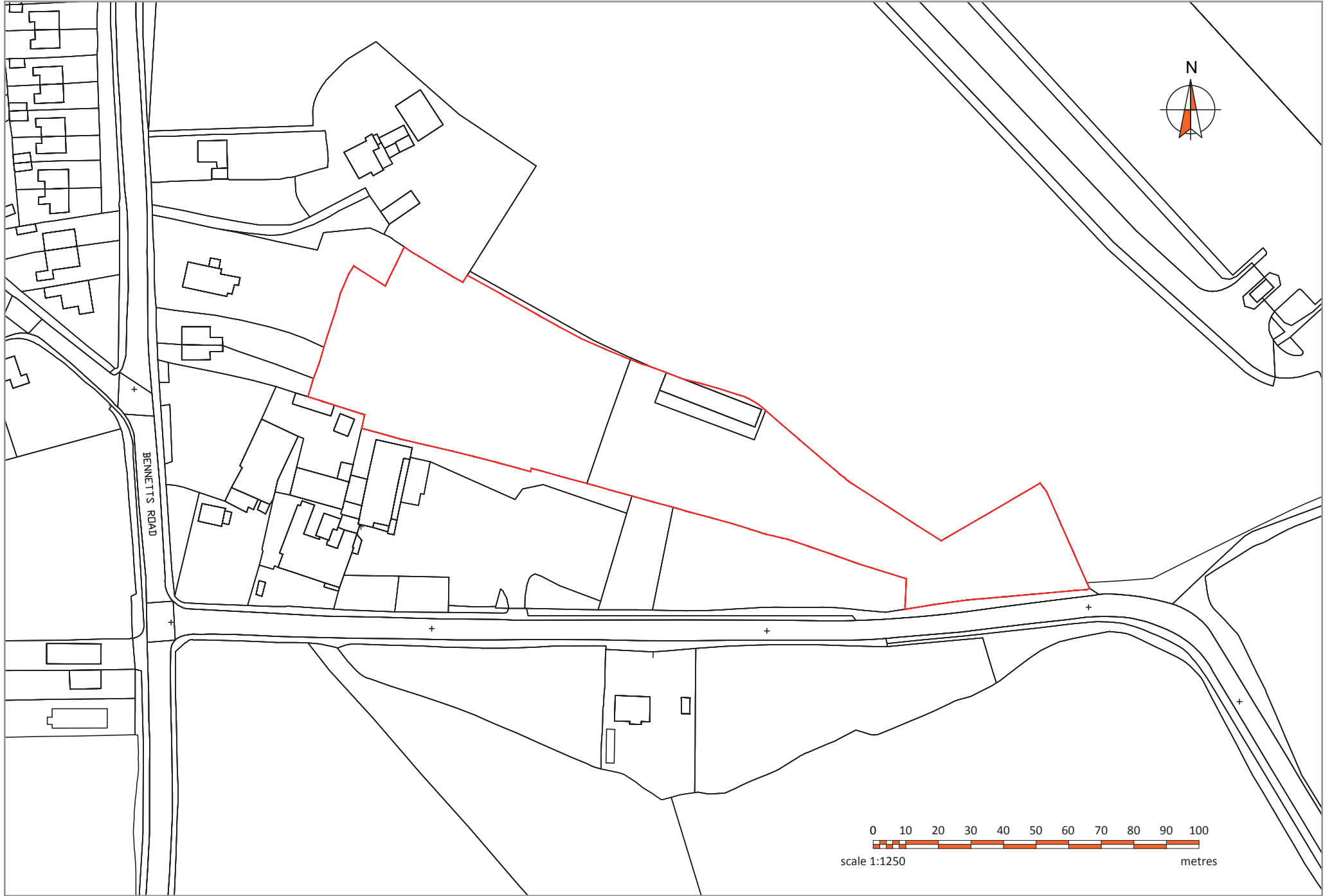
The site is not currently elected for VAT.

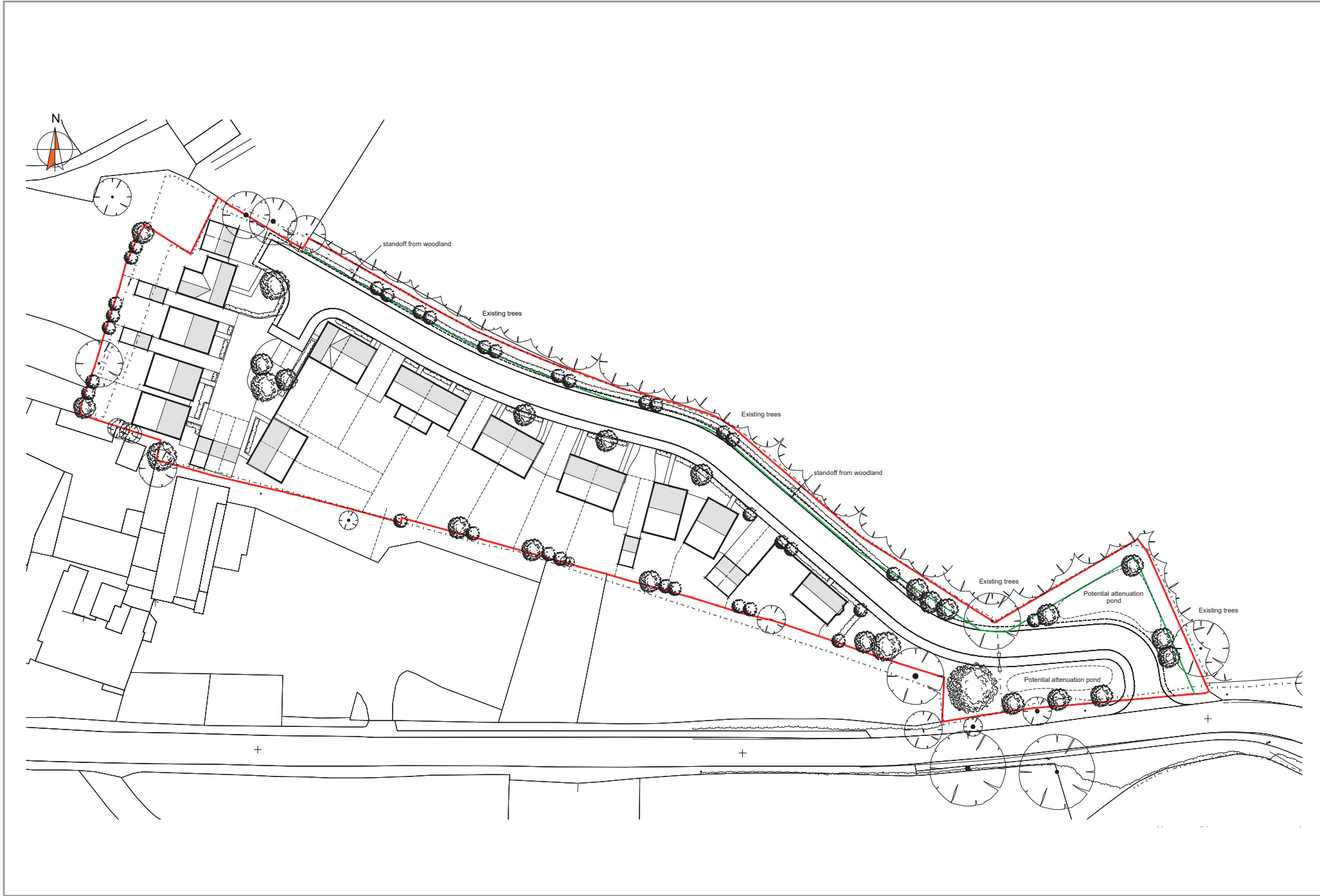
## COSTS

Each party will be responsible for their own legal and professional fees incurred in the transaction.

## DIRECTIONS

From Coventry City Centre, head north on the A4053 Ring Road. At Junction 9, take the B4098 exit towards Radford/ Keresley. At the roundabout, take the 1st exit onto B4098 Radford Road towards Keresley and continue for 1.4 miles. At the roundabout, take the 2nd exit onto B4098 Keresley Green Road/ Bennetts Road. After 1 mile turn right by The Hare & Hounds Public House onto Watery Lane. Continue approximately 150 metres and the site will be on your left.  
Sat Nav CV7 8HX







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## Keresley

Keresley is a fabulous village and civil parish situated in the north of the City of Coventry. Keresley boasts excellent local amenities and easy access to all of the facilities of Coventry. Its proximity to Coventry and Birmingham also makes it a superb location for commuters.

Keresley has a population of just over 780 and forms part of the northern outskirts of Coventry. The village benefits from public houses, a village hall, a sports and social club, and a community library. A number of village amenities within the vicinity include takeaways, medical centre, convenience store, newsagent and a garden centre.

Keresley Parish is largely rural and contains some beautiful ancient woodland and publicly accessible parkland, providing areas for children and dogs to roam. There are both Primary and Secondary Schools within the catchment area of the site.

Keresley is served by several bus routes with destinations to Coventry City Centre. The nearest railway station is Coventry Arena approximately 1.5 miles (2.4 km) east of the village or Coventry mainline railway station approximately 3.5 miles (5.75 km) to the south.







## PLANNING

Outline planning permission was granted by Coventry City Council on 30 June 2021 (Application Reference: OUT/2020/0363) for the development of 17 no. dwellings (Class C3); widening and improvement to existing vehicular access and road off Watery Lane; and provision of associated parking, landscaping and surface water attenuation at the Site North of Watery Lane, Keresley, Coventry, CV7 8HX, in accordance with the terms of the application, Ref: OUT/2020/0363, dated 08 February 2020, subject to the conditions set out in The Decision Notice which can be found in the Data Room.

The outline planning application (OUT/2020/0363) was validated on the 10 February 2020 for Development of up to 17 no. dwellings.

The planning application was supported by the following documentation (superseded documentation not listed):

- Application form together with relevant certificates of ownership.
- Red Line Plan.
- Illustrative Masterplan.
- Flood Risk Assessment.
- Noise Impact Assessment.
- Ecological Impact Assessment.
- Bat Assessment.

- Site Access and Highways Report.
- Tree Survey, Tree Constraints Plans and Preliminary Impact Assessment.

Copies of all documents available are in the Data Room.

## PLANNING OBLIGATIONS AND CONDITIONS

The following financial obligations form part of the planning permission:

- Affordable Housing – £Nil.
- Healthcare - £18,767.
- Education - £82,693 Secondary and Sixth Form Contribution.
- Education - £18,953 post 16 Contribution.

Bids should be made on the basis that the purchaser is responsible for all obligations; timing and triggers of obligations within the Section 106 agreement. A copy of the signed Section 106 Agreement dated 16 June 2021 is provided in the Data Room.

## GROUND CONDITIONS

A Phase I and II Geo-Environmental Assessment has been commissioned and ASL instructed. A copy of the Assessment and Report will be included in the Data Room.

## DRAINAGE STRATEGY

BWB Consulting have been instructed to produce an updated Drainage Strategy and the report will be included in the Data Room.

## ROADS

Primary vehicular access to the site will be via a priority T-junction from Watery Lane. The priority junction will measure 5.5m in width with a 2m wide footway along the north-western side of the access with a dropped crossing with tactile paving to tie in with the existing footway on the southern side of Watery Lane. The location of the access provides a visibility splay of 50 metres to the east and 59 metres to the west.

As part of the Keresley Sustainable Urban Extension (SUE) there are various improvements being proposed to the road infrastructure, the most pertinent are the improvements to Bennetts Road and the new Keresley Link Road. The Keresley Link Road is proposed to run east to west, south of Watery Lane, with Watery Lane being truncated to the east of the site effectively making Watery Lane a cul-de-sac, which will further enhance this location.

## ARBORICULTURE

A copy of the Tree Survey, Tree Constraints Plans and Preliminary Impact Assessment has been included within the Data Room, the site has limited impact on the surrounding trees.

## SERVICES

Midland Surveys has been instructed in relation to the utilities and their report and responses from the relevant providers will be included within the Data Room. An existing Cadent Gas Low Pressure gas main is located on Bennetts Road to the west of the site and a Local High Pressure Main to the south of Watery Lane. A developer enquiry has been submitted and their response is included in the Data Room.

## TEMPLATE RELIANCE LETTER

All reports accompanying the application will be assignable to the end purchaser. Letters of Reliance have been agreed with the consultants, the agreed copies are included in the Data Room. Confirmation of the acceptance of these letters will be requested as part of the bid proforma.







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