

FOR SALE

Calendar Grove, The Long Shoot Nuneaton, CV11 6JH

Purchase Price: POA

Area: 0.4 hectares

- Potential Residential Development Site
- Favoured Residential Neighbourhood
- Site Area 0.40 ha (1.00 acre) Approx.
- Indicative Scheme For 10 Units
- Pre App Advice Obtained



LOCATION:

The subject site forms part of the existing extensive gardens attached to Calendar Grove, a private residence set back from the A47 Long Shoot which is one of Nuneaton's premier residential thoroughfares. Access to the site is via a private driveway leading off Greendale Road which serves the neighbouring development of newly built executive homes. All main amenities are readily accessible. The Nuneaton town centre is approximately one mile distant.

DESCRIPTION:

The subject property represents an exciting residential development opportunity comprising a site of approximately 0.40 ha (1.00 acre) located in a favoured residential neighbourhood with access via a long private driveway providing the potential to create an attractive and exclusive (potentially gated) enclave of quality detached homes.

Specifically the Pre App advice obtained by the current owners confirms that the principle of residential development is accepted by the Local Authority based on an indicative drawing showing 10 possible new homes (drawing attached).

The current suggested (indicative) scheme provides for 6 five bedroomed detached homes and 4 three bedroomed detached dormer bungalows with a total indicative build area of 2,232 sq.m. (approx. 24,000 sq.ft.)

PLANNING:

On 6th February 2019 the Nuneaton and Bedworth Borough Council determined by way of a Pre App commissioned by the current owners that the principle of development on the subject site was acceptable from a planning perspective. It was also considered that the suggested 10 dwellings to be provided was sufficiently large to create a coherent grouping on its own.

A copy of the Pre App decision letter is available courtesy of the sole selling agents.

LOCAL AUTHORITY:

Nuneaton and Bedworth Borough Council

SERVICES:

All mains services are understood to be available subject to connection charges by the respective Utility Companies.

TERMS:

The site is available freehold with vacant possession on completion. Expressions of Interest are invited at this time.

LEGAL COSTS:

Both parties are to be responsible for their own legal costs in this case

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. At the time of the preparation of these details (February 2019) the Vendor had elected not to charge VAT on the purchase price.

CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email **commercial@loveitts.co.uk**