

FOR SALE

FREEHOLD INDUSTRIAL/COMMERCIAL DEVELOPMENT SITE

Paragon Park, Stoney Stanton Road, COVENTRY CV6 5DJ



1.01 ACRES (0.408 HECTARES)

- Excellent frontage to Stoney Stanton Road
- Site will be available for development, Subject to Planning, in early 2021
- Offers invited in excess of £600,000

Location

This site is part of the 50 acre regeneration scheme being developed by Persimmon Developments Limited, situated between Foleshill Road and Stoney Stanton Road, two main artery routes coming from the City Centre. This particular site fronts Stoney Stanton Road and will be adjacent to the junction of the new spine road with Paragon Park at its junction with Red Lane.

Coventry Mainline Railway Station is approximately 1 mile distant, providing intercity access to Birmingham (20 minutes) and London (60 minutes). The site is also convenient for Birmingham International Airport (12 miles), Coventry Airport (4 miles), and East Midlands Airport (55 miles).

This location provides excellent access to all parts of the country via the motorway network (3 miles to the south of J2 and J3 of the M6). Also being in the heart of the motorway network, Coventry provides ready road access to all major cities, including London (100 miles), Birmingham (18 miles) and Leicester (20 miles).

Description

This site extends to 1.01 acres and would be suitable for a standalone commercial unit or a small unit scheme. The site will have access as shown on the plan, but may be able to have access from the new spine road, subject to Highways approval. The site will be useable for development/occupation in early 2021 following completion of the infrastructure works at this new junction.

Planning

The site is allocated for commercial development with outline planning consent for B1, B2 and B8 employment uses. Other quasi employment uses may be possible subject to planning applications being made and approved.

Services

All mains services will be available to the site, including water, gas, mains electricity and drainage.

Price

Offers are invited in excess of £600,000 for the freehold interest. Offers can be made on a conditional or unconditional basis.

Legal Fees

Each party will bear their own legal costs.

Viewing

The site can be seen from Stoney Stanton Road.
NO ON SITE VIEWING AT THIS TIME.

**HOLT COMMERCIAL
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