

FOR SALE

Market Street

Polesworth, B78 1HW

Purchase Price: £350,000

Area: 3,760.00 sqft

- Attractive Development Opportunity
- Popular Village Location
- Six New Units Approved
- Off Road Parking/Garaging
- Ideal For Sale or Letting



LOCATION:

The subject property is located at the bottom of Market Street close to its junction with the B5000 Tamworth Road and a short walk from the centre of Polesworth which is a large and popular North Warwickshire Village with a range of amenities. The village is conveniently situated four miles equidistant from Atherstone and Tamworth and approximately three miles from the M42 Motorway at Junction 10.

DESCRIPTION:

This is an attractive development opportunity located close to the heart of the popular North Warwickshire village of Polesworth comprising the original car park to the Yard public house (which is Listed) and now with planning consent for the development of five new build houses and a new build apartment above a four car garage block. There is ample off road parking together with garaport parking attached. The approved scheme is considered ideally suited for sale or letting with the proposed new units equally likely to appeal to retirees or young professionals looking for a conveniently located home within easy reach of Atherstone, Tamworth and the M42 Motorway.

Plot 1 - 60.48 sq.m. (651 sq.ft.), Plot 2 - 60.48 sq.m. (651 sq. ft.), Plot 3 - 60.48 sq.m. (651 sq. ft.), Plot 4 - 60.48 sq.m. (651 sq.ft.), Plot 5 - 60.48 sq.m. (651 sq. ft.),
Total - 348.32 sq.m. (3760 sq.ft.)

LAND AREA:

348.00 sqm / 3,760.00 sqft

PLANNING:

On 8th February 2019 Listing Building Consent (with conditions) was secured for the conversion of part of the existing Yard public house to a single cottage and the building of five new houses together with new build flat above a garaport block (also with associated parking). Only the planning relating to the houses and apartments can be implemented currently so the previously approved cottage is not to be developed as part of this scheme.

LOCAL AUTHORITY:

North Warwickshire Borough Council

SERVICES:

All mains services are understood to be available (to be confirmed) subject to the usual connection charges by the Utility Companies.

TERMS:

The property is available freehold with vacant possession. A copy of the Decision Notice, together with the approved drawings) is available courtesy of the sole selling agents.

Offers are invited based on £350,000.

LEGAL COSTS:

Both parties are 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 the Vendor had not elected to charge VAT on the purchase price.

CONTACT:

To arrange a viewing:

Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk