

## FOR SALE

### Haunchwood Road Nuneaton, CV10 8DJ

**Purchase Price:** £550,000

**Area:** 0.74 acres

- Attractive Residential Redevelopment Opp
- Previously Benefitting From Outline Cons
- Potential To Vary Previous Consent
- Site Area 0.74 Acres Approx.
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## LOCATION:

The subject property is located in the Stockingford Area of Nuneaton in a convenient location close to local shops and other amenities and on a main bus route into the town which is approximately 11-2 miles distant.

The main part of the site is to the rear of existing cottage properties which front Haunchwood Road and adjoining new residential development along the eastern boundary.

## DESCRIPTION:

The property comprises an attractive residential development opportunity comprising a slightly graded site extending to 0.74 acres approx. and with previous outline planning consent for 13 chalet style bungalows (for the over 55's) and one terraced house.

An OS plan drawn to a 1:1250 scale showing the full extent of the site is attached to these details for illustrative purposes only together with an indicative plan showing a suggested layout for the previously approved development.

Alternatively it is suggested that the previous scheme could be revised to provide for a different form of development, subject to Local Authority consent.

## PLANNING:

On the 13th June 2012 outline planning consent was granted for the redevelopment of this site to provide for a scheme of up to 13 chalet bungalows for the over 55's and 1 two storey terraced house (outline with all matters reserved) (116-120 Haunchwood Road to be demolished to facilitate the new access). A copy of the original Planning Decision Notice (ref: 031109) (now lapsed) is attached to these details.

The previous planning was subject to a Section 106 Agreement providing for the payment of an open space contribution amounting to £1,870 for each one bedroomed unit and £2,670 for each two bedroomed unit towards the provision and/or the improvement of open space/play facilities in the locality.

A copy of this agreement is available to all bona fide interested parties courtesy of the selling agents in this case.

## LOCAL AUTHORITY:

Nuneaton and Bedworth Borough Council  
Town Hall  
Coton Road  
NUNEATON  
CV11 5AA  
Tel: 024 7637 6376

## SERVICES:

Mains water, drainage, gas and electricity are understood to be available on Haunchwood Road.

## TERMS:

£550,000 freehold with vacant possession.

## LEGAL COSTS:

Each party is 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.

## CONTACT:

To arrange a viewing:

**Loveitts** 024 7622 8111 (Option 2) [commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)