

## FOR SALE

**Queens Road/Fife Street  
Nuneaton, CV11 5NB**

**Purchase Price: POA**

**Area: 0.5 acres**

- Freehold Residential Development Site
- Existing Planning On Part
- Adjoining Club Potentially Available
- Convenient Town Centre Location
- Excellent Potential



## LOCATION:

The subject site has a principal frontage to the B4112 Queens Road and a return frontage to Fife Street in an area of mixed residential and commercial development within half a mile of Nuneaton Town Centre. The location is convenient for access to all main amenities.

## DESCRIPTION:

The property in part comprises a split level former factory site now with planning consent for a new scheme of 32 apartments in one 2 and three storey block subject to a Section 106 Agreement. This development affords an attractive external appearance with part rendered elevations and feature bays to both the Queens Road and Fife Street frontages and has vehicular entry access provided off both frontages to a communal central courtyard area with undercroft parking providing 100% resident parking provision behind proposed electric security gates. The development provides a mix of both one and two bedroomed units with some en suite facilities on a site extending to some 0.5 acres approx.

In addition the Fife Street Working Men's Club site immediately adjoining is also available to purchase albeit this is currently leased but outside the security of tenure provisions of the Landlord and Tenant Act 1954 so providing future potential for a possible second phase of development. The total site area of the whole extends to some 0.83 acres or thereabouts.

## PLANNING:

In September 2017 Nuneaton and Bedworth Borough Council resolved to grant planning consent for a scheme of 32 apartments on the former factory part of the site to be constructed in one 2 and 3 storey block. The Section 106 Agreement attached to the planning provides for 25% affordable housing (8 units – 6 being social rented and 2 shared ownership) and the payment of £43,607.26 towards play and open space provision in the borough (this sum being payable on the occupation of the first dwelling).

Further details on planning are available c/o the selling agents.

## LOCAL AUTHORITY:

Nuneaton and Bedworth Borough Council  
Town Hall  
Coton Road  
NUNEATON CV11 5AA

## SERVICES:

All mains services are understood to be available (subject to re-connection charges).

## TERMS:

Freehold with vacant possession on completion. Purchase price (either for the currently consented part of the site or for the whole) is available on application.

## LEGAL COSTS:

Each party is to be responsible for their own legal costs.

## VAT:

Our understanding is that no VAT will be payable on the purchase price in this case. Solicitors to confirm.

## CONTACT:

To arrange a viewing:

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