

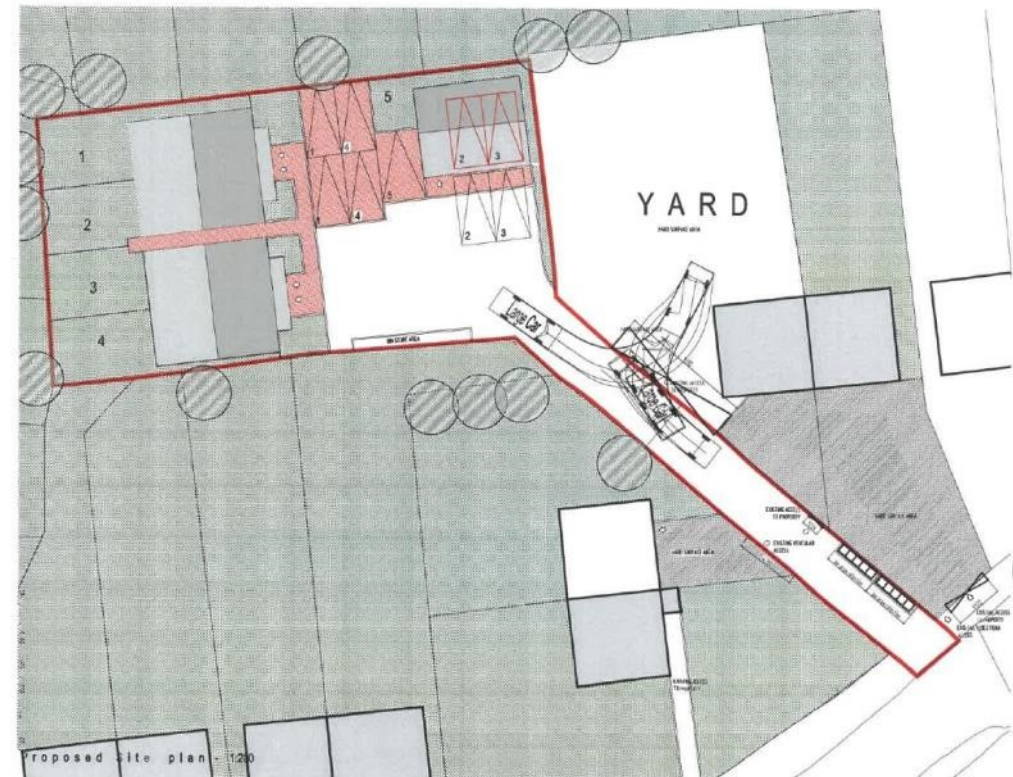
FOR SALE

Scholfield Road, Keresley End Coventry, CV7 8LJ

Purchase Price: Offers in excess of £225,000

Area: 0.17 acres

- Attractive Development Opportunity
- Benefitting From Current Planning
- Consent for 4 Semis and 1 Coach House
- Associated Parking/Garaging
- Established Residential Area



LOCATION:

The subject site is located in an established residential area within Keresley End on the northern outskirts of Coventry, approximately 4.5 miles from Coventry City Centre and say 3.5 miles south-west of Bedworth town centre. Keresley End as a village provides a number of shops and regular bus services into Coventry and Bedworth. Scholfield Road is accessed off the Exhall Road via Beaumont Road. The subject site is to the rear of 14 Scholfield Road.

DESCRIPTION:

This is an attractive residential development site with planning consent for the erection of two pairs of 2 bedroomed semi-detached houses, (two with garages) and one 1 bedroomed first floor coach house located above the garaging.

The units, which otherwise have the benefit of associated-parking form part of a small courtyard enclave of just 5 units which are likely to particularly appeal to first time buyers.

The approved units briefly comprise:-

Plot 1 (Semi)	56 sq.m.	600 sq.ft.
Plot 2 (Semi)	56 sq.m.	600 sq.ft.
Plot 3 (Semi)	56 sq.m.	600 sq.ft.
Plot 4 (Semi)	56 sq.m,	600 sq.ft.
Plot 5 Coach House	38 sq.m.	409 sq.ft.
TOTAL	262 sq.m.	2809 sq.ft.

PLANNING:

On 12th June 2018 Planning Consent was granted for the erection of two pairs of semi-detached houses and one flat over the garaging, together with associated works at this address (Ref. 035220). A copy of the Planning Decision Notice detailing the conditions attached together with the approved working drawings are available courtesy of the sole selling agents.

LOCAL AUTHORITY:

Nuneaton and Bedworth Borough Council

SERVICES:

All mains services are understood to be available (to be confirmed).

TERMS:

The property is available freehold with vacant possession on completion. Offers in excess of £225.000 are invited.

LEGAL COSTS:

Both parties are to be responsible for their own legal costs.

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