



## 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. Specifically on the 8th February 2019 Listed Building Consent (with conditions) was secured for the conversion of part of the existing Yard public house to provide for a single cottage and the building of five new 1 bed houses together with a new build 1 bed flat above a garage block (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. 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.

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.),  
Plot 6 - 54.66 sq.m. (588 sq.ft.)  
Total - 402.90 sq.m. (4348 sq.ft.)

## Services:

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

## Rateable Value:

Not applicable.

## Terms:

The property is available freehold with vacant possession. A copy of the current Decision Notice (together with the proposed new drawings) are available on clicking on the Planning Information link below.

Offers are invited in excess of £300,000 for the freehold (reduced for early sale).

## 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.

## Legal Costs:

Both parties are responsible for their own legal costs in this case.

## Property Documents:

Property Plan:  
EPC:  
Planning Information: [Click here](#)  
Video Link:  
Other:

## Viewing Arrangements:

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

