

FOR SALE

Rock Close Coventry, CV6 7HG

Purchase Price: Offers in excess of £200,000

Area: 0.24 acres

- Attractive Residential Opportunity
- Planning for 3 Detached Houses
- Potential for Exclusive 4 Bed Scheme
- End Cul de Sac Location
- Immediate Vacant Possession available



LOCATION:

The subject property is located to the immediate rear of 30 Rock Close, Bell Green and its neighbours at the head of a quiet cul de sac with a shared driveway approach also serving the adjacent dwellings.

This is an established residential district on the north eastern outskirts of Coventry being easily accessed off the B4109 Bell Green Road a short walk from the Bell Green neighbourhood shopping area and convenient for bus services and for access to all main amenities.

The Coventry City Centre is approximately 3 miles distant.

DESCRIPTION:

This is an attractive residential dwellings opportunity with a recently secured detailed planning consent (Ref FUL/2017/3018) for the construction of three very large family detached houses.

The current consent is for three 3 bedroomed properties but the scheme offers potential to deliver an exclusive development of three 4 bedroomed properties, subject to planning with the existing dwellings being particularly well proportioned.

Further details on the current planning consent together with drawings etc are available courtesy of the sole selling agent.

The total site area extends to 0.24 acres approx.

PLANNING:

On the 18th January 2018 planning consent was granted for the erection of 3 three bedroom two storey dwellings on land to the rear of 30 Rock Close (Ref FUL/2017/3018). A copy of the Planning Decision Notice together with the approved plans are available for perusal by all bona fide parties courtesy of the sole selling agents.

The current owners have now undertaken limited works on site in order to implement a meaningful start ahead of the expiry date for the existing consent.

LOCAL AUTHORITY:

Coventry City Council

SERVICES:

All mains services are believed to be available subject to the usual connection charged by the utility companies. Prospective buyers to make their own enquiries.

TERMS:

Offers are invited in excess of £200,000 for the freehold with vacant possession.

LEGAL COSTS:

Both parties are to be responsible for their own legal fees in this case.

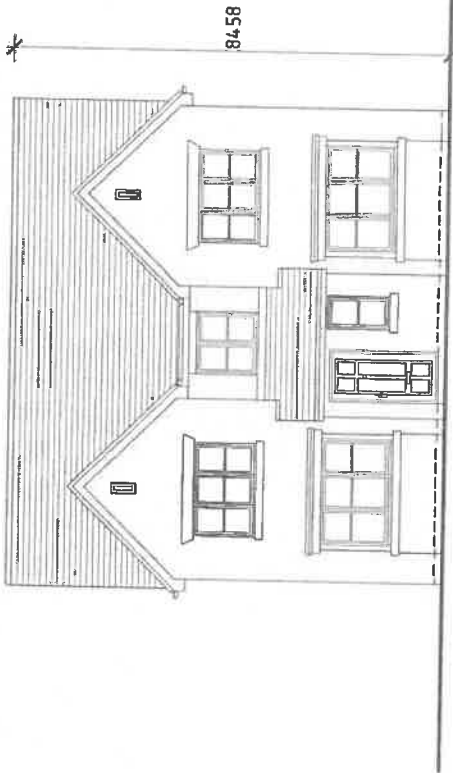
VAT:

All prices mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable. We are advised that no VAT is payable on the purchase price in this case.

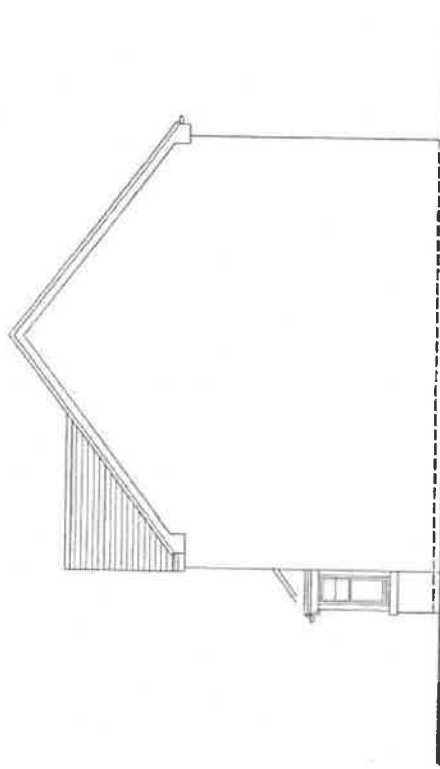
CONTACT:

To arrange a viewing:

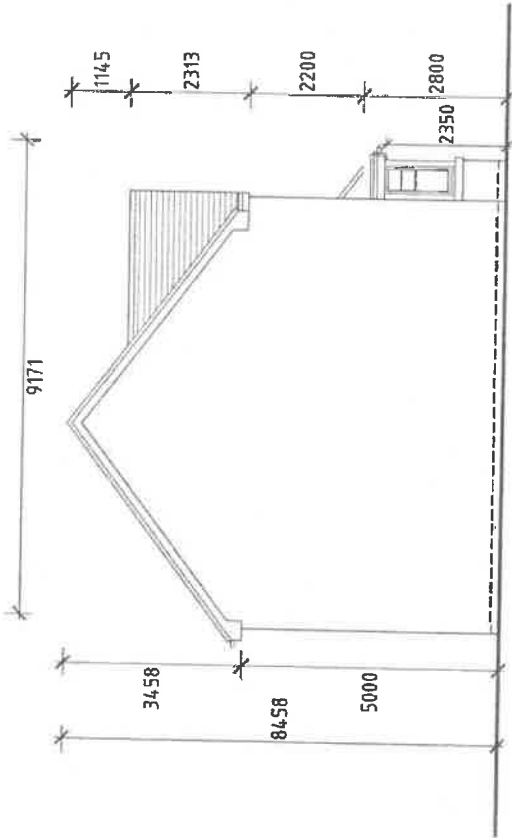
Loveitts 024 7622 8111 (Option 2) commercial@loveitts.co.uk



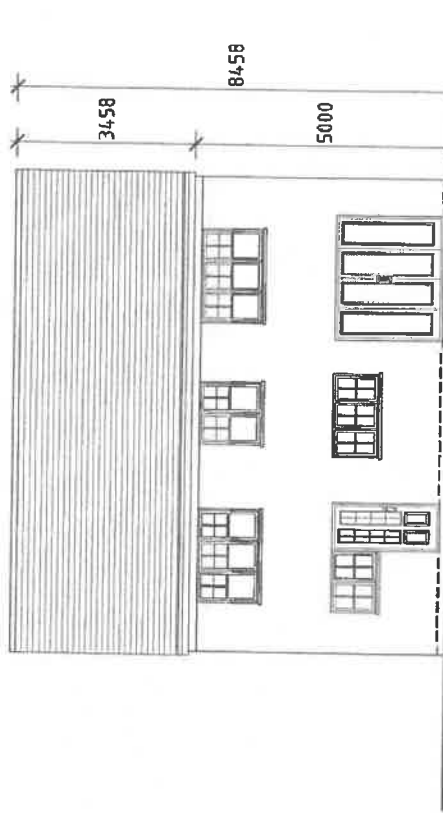
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

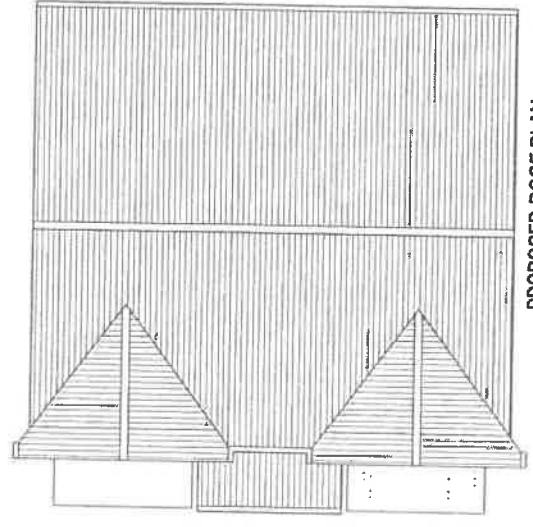
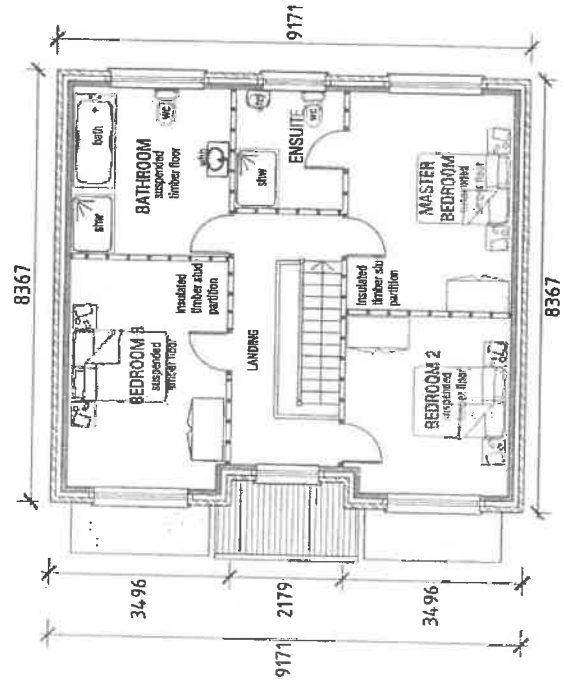
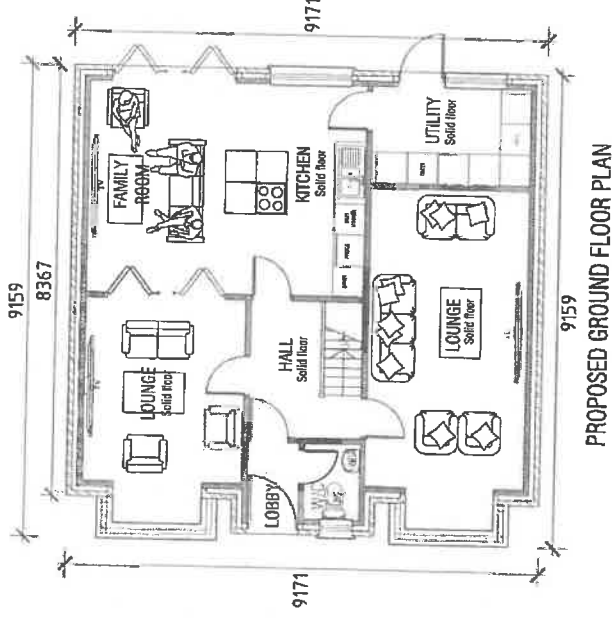
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PROJECT	PROPOSED HOUSING DEVELOPMENT	DATE	07/09/2017
TITLE	LAND R/O 30 ROCK CLOSE, COVENTRY.	SCALE	AS SHOWN
DATE	07/09/2017	SCALE	1:100
PROJECT	PROPOSED HOUSING DEVELOPMENT	DATE	07/09/2017
TITLE	LAND R/O 30 ROCK CLOSE, COVENTRY.	SCALE	AS SHOWN

DRAWING NO. 8014/03

KUNSTLER DESIGNS ARCHITECT
 31 RUTLAND STREET
 LEICESTER
 LE1 1RE
 Mob: 07979692988

KUNSTLER DESIGNS
 ARCHITECT



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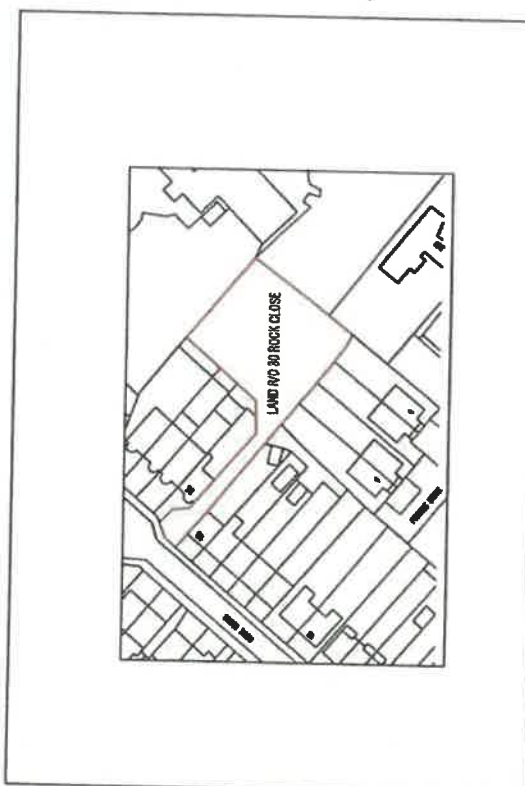
PROPOSED HOUSING DEVELOPMENT
LAND R/O 30 ROCK CLOSE, COVENTRY.

DATE	BT	SCALE	REV.
07/09/2017	BT	1:100	
DATE	BY	SCALE	REV.

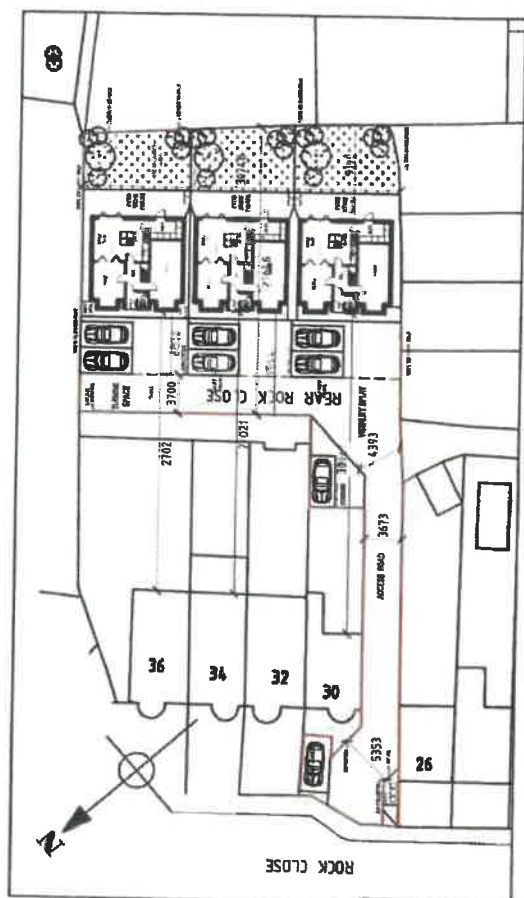
KUNSTLER DESIGNS ARCHITECT
 31 RUTLAND STREET
 LEI IRE
 Mob: 0797692288

KUNSTLER DESIGNS
 ARCHITECT

DRAWING NO. **8014/02**



SCALE 1:1250



SCALE 1:500

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PROJECT		PROPOSED HOUSING DEVELOPMENT	
TITLE		LAND R/O 30 ROCK CLOSE, COVENTRY.	
DATE	07/08/2017	BT	BT
SCALE	1:1250, 1:500	DRWN	DRWN
NO.	180	CHKD	CHKD
<p>KUNSTLER DESIGNS ARCHITECT 31 RUTLAND STREET LEICESTER LE1 1RE Mob: 0777822263</p>		<p>KUNSTLER DESIGNS ARCHITECT 31 RUTLAND STREET LEICESTER LE1 1RE Mob: 0777822263</p>	
<p>CONTRACT NO. 8014/01</p>		<p>ARCHITECT KUNSTLER DESIGNS</p>	

Planning Application

If the application has not been determined you can use the Yellow 'Comment on Application' button to make representations.

For information click links below:

- [Planning and consultation advice](#)
- [How to comment on a planning application](#)
- [Publishing your comments](#)
- [Planning committee](#)
- [Advice on submitting a petition](#)

Plans, documents and other information that forms part of the application is attached at the bottom of the page.

Application Details

Reference number	FUL/2017/3018	Application Description	Full Planning Application
Coventry Reference			
Site Address	Land to the rear of 30 Rock Close COVENTRY CV6 7HG	Proposal	Erection of 3, three bedroom, two storey dwellings on land to the rear of 30 Rock Close

Application Status FAPP

Received Date 27/11/2017 **Valid date** 27/11/2017 **Decision expected Date** 22/01/2018

Case Officer Liam D'Onofrio

End of Public Consultation Period 11/01/2018

Referred to Secretary of State

Decision level Delegated **Committee Date**

Decision APPROVED **Decision Date** 12/01/2018

Temp Permission Expiry Date **Permission Expiry Date** 11/01/2021

Agent Name Kunstler Designs Architect

Images

Proposed Street Scene DWG:04

Proposed Floor Plans DWG:02

Proposed Elevations DWG:03

Location Plan and Block Plan DWG:01

Fee Calculation

Attachment Summary

Application Form

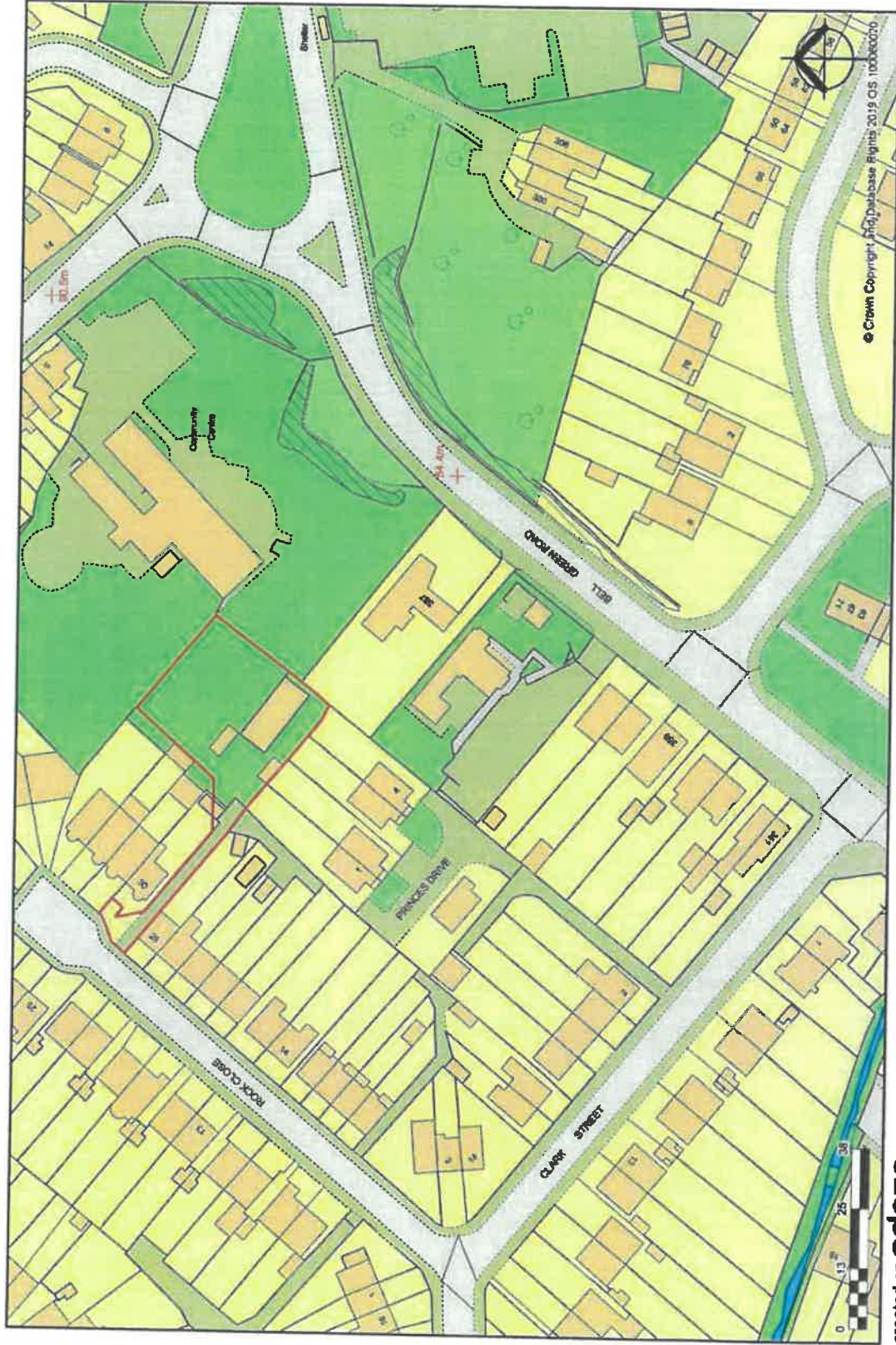
Consultation Responses

Officer report

Decision notice

Site Notice

Land r/o 30 Rock Close, Coventry, CV6 7HG



created on **edozo**

Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract