

# LOVEITTS

COMMERCIAL PROPERTY SERVICES

29 Warwick Row, Coventry CV1 1DY

Tel: 024 7622 8111

[loveitts.co.uk](http://loveitts.co.uk)

*Offices also at*  
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## FOR SALE

### Wall Hill Road

### Coventry, CV7 8AD

**Purchase Price: Offers over £700,000**

**Area: 1.30 acres**

- Delightfully Situated Development Site
- Planning For Three Detached Houses
- Rural Location With Far Reaching Views
- Meadow, Paddock and Woodland Attached
- For Sale By Informal Tender



Loveitts Ltd - Registered Office: 3Mc Middlemarch Business Park, Siskin Drive, Coventry CV3 4FJ

Registered in England & Wales Company no. 7558151  
Regulated by RICS

## **LOCATION:**

The subject site is located in a delightful rural position between Hawkes End and Corley on the northern outskirts of Coventry (the city centre being approximately three miles distant) and enjoys far reaching countryside views.

The site is approached via a winding country lane leading off Wall Hill Road close to its junction with Pikers Lane with the location identified by our Lovetts 'For Sale' board at the bottom of the lane and a second board at the site entrance.

## **DESCRIPTION:**

The subject property comprises an existing commercial site consisting of a number of garages and workshops but now with planning consent for its redevelopment to provide for three Executive Detached Family Homes, each comprising four bedrooms and with double garages attached.

The approved scheme provides for a low density development to incorporate a potential paddock (which could be split and allocated between Plots 1 and 2) and with a meadow to be attached to Plot 3 which also has the benefit of delightful far reaching countryside views.

In addition the site also includes an ancient woodland buffer zone which is to be left to wild flowers and self-seeding trees.

The proposed new units briefly comprise:-

- Plot 1 - 170 sq.m. (1829 sq.ft.)
- Plot 2 - 170 sq.m. (1829 sq.ft.)
- Plot 3 - 170 sq.m. (1829 sq.ft.)
- TOTAL - 510 sq.m. (5487 sq.ft.)**

## **PLANNING:**

On 19th November 2020 Coventry City Council granted planning consent for the demolition of the existing vehicle sales and repair workshops and associated buildings on the site and the erection of three detached dwellings (Ref. FUL/2020/1708).

Copy working drawings for the approved scheme are attached to these marketing particulars for illustrative purposes only. A copy of the Planning Decision Notice is available care of the sole selling agents.

## **LOCAL AUTHORITY:**

Coventry City Council

## **SERVICES:**

Mains water and electricity are connected to the site. Drainage is to be private.

## **TERMS:**

Offers in excess of £700,000 are now invited for the freehold interest with vacant possession.

Specifically the site is to be sold by way of an informal tender with written offers in a prescribed format to be submitted to the offices of Lovetts at 29 Warwick Row, Coventry CV1 1DY (Ref: JRP/LW) by 12 noon on 19th March 2021. As part of the proposed disposal prospective purchasers will be expected to cover the agent's marketing fees on this occasion which are in the sum of 1.25% plus VAT which will need to be taken into account when submitting a bid for the freehold.

Further details are available from the sole selling agents.

## **LEGAL COSTS:**

Both parties are 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:

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

**Lovetts Commercial Property Services** [Lovetts.co.uk](http://Lovetts.co.uk)

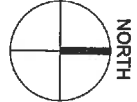
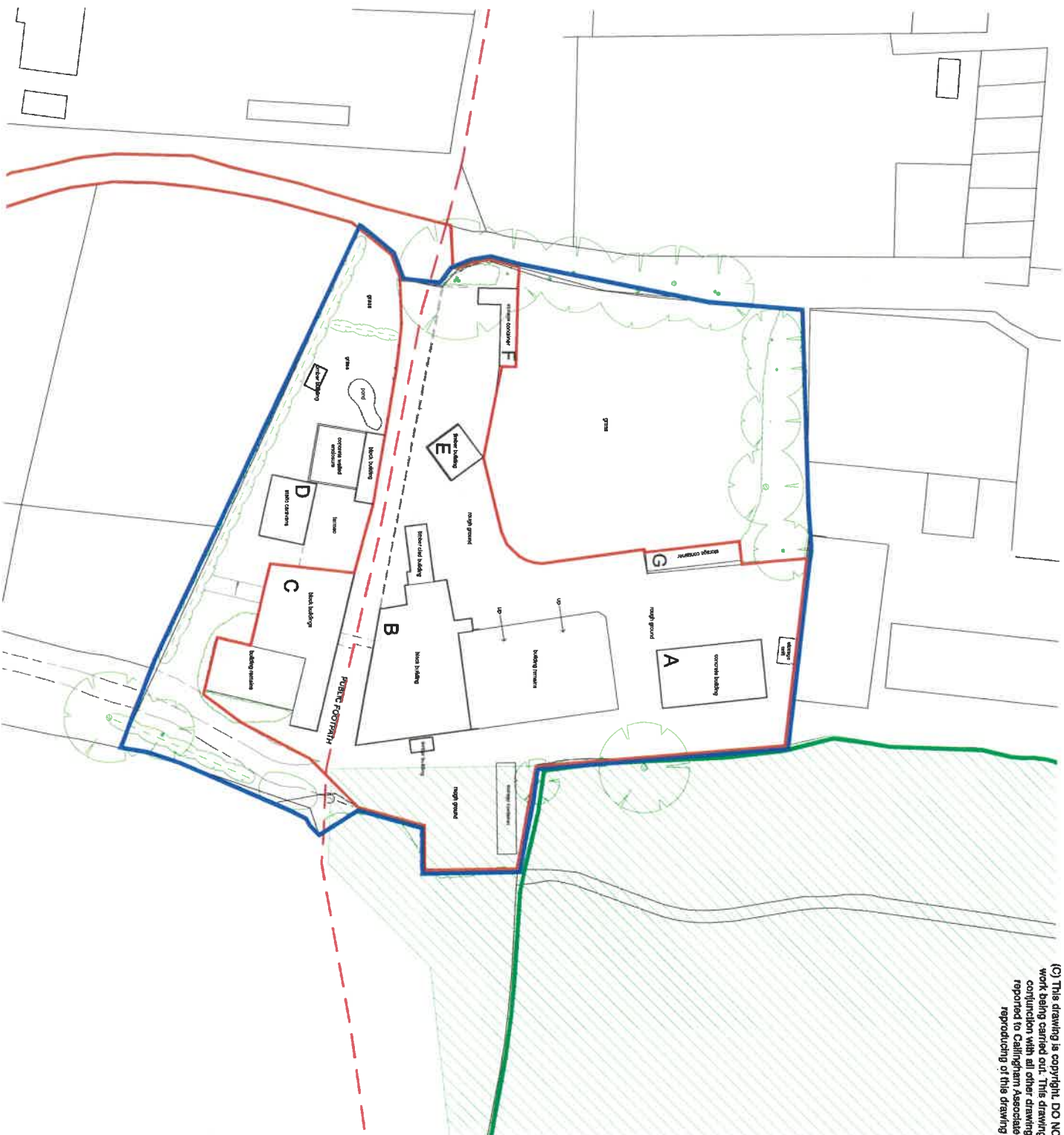


Misrepresentations Act 1967, Unfair Contract Terms 1977, Property Misdescriptions Act 1991. These particulars are set out as a general outline only for the guidance of our prospective purchasers or lessees and do not constitute or constitute part of an offer or contract. Specifically these particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the Agent or any person in their employ has any authority to make any representation or warranty in relation to this property.





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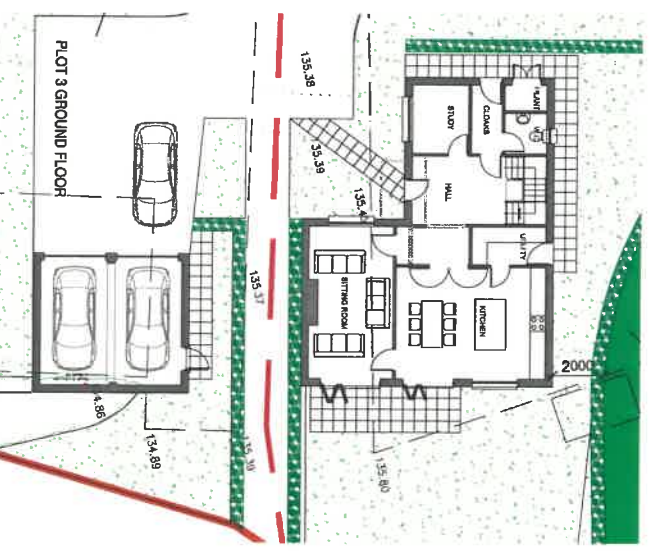
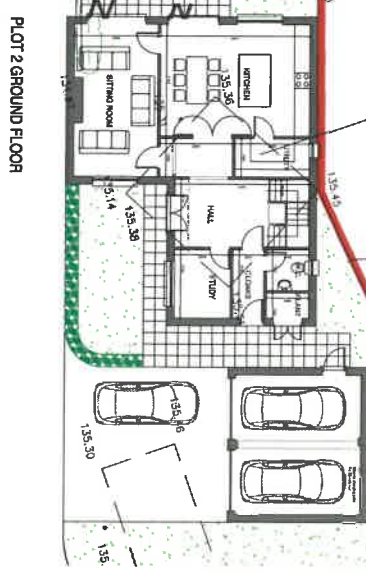
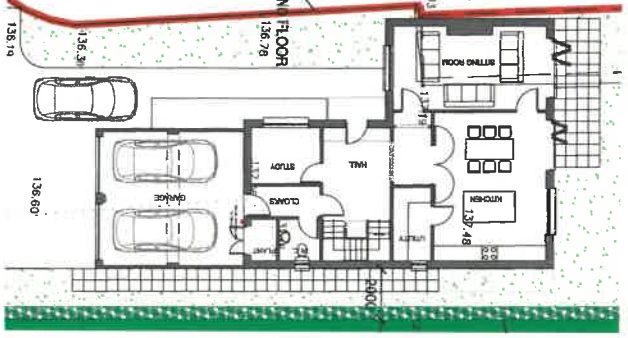
PROPOSED RESIDENTIAL SCHEME  
EDWARDS PIGGERIES  
WALL HILL RD  
NR COVENTRY  
CV7 9AD

EXISTING SITE PLAN

scale: 1:500@A3 date: 31.01.20 drawn by: AMC  
drg: 1038.101 checked by: xx



PROPOSED SITE PLAN + GROUND FLOOR 1/200



PROPOSED VOLUME CREATED	EXISTING VOLUME REMOVED
Total Volume Plot 1: 745.0m <sup>3</sup>	Total Volume Barn A: 453.0m <sup>3</sup>
Total Volume Plot 2: 745.0m <sup>3</sup>	Total Volume Barn B: 1047.0m <sup>3</sup>
Total Volume Plot 3: 745.0m <sup>3</sup>	Total Volume Barn C: 492.0m <sup>3</sup>
Total Volume: 2,235.0m <sup>3</sup>	Total Volume Barn D: 1,128.0m <sup>3</sup>
Net Proposed Volume 1,587.0m <sup>3</sup> and net to form of LDC for Class B2 uses	Total Storage Buildings: 231.0m <sup>3</sup>
forming the applicant site	Total Volume: 2,288.0m <sup>3</sup>
	<b>DIFFERENCE: -401.5m<sup>3</sup></b>

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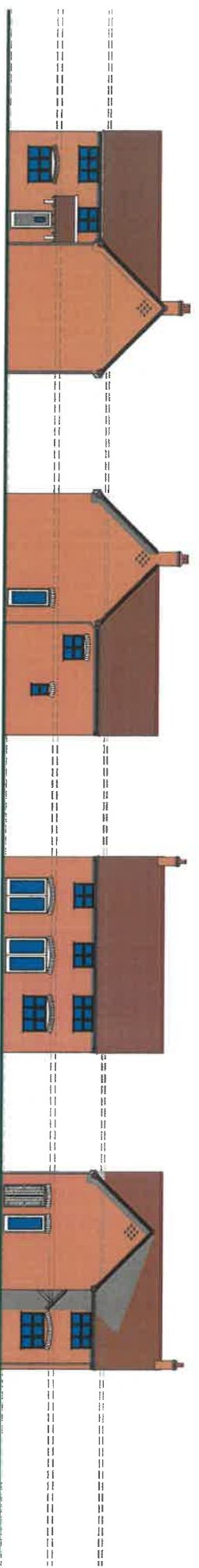


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**PROPOSED DEVELOPMENT AT  
 EDWARDS FIGGERIES  
 WALL HILL ROAD  
 COVENTRY**

**PROPOSED GROUND FLOOR & SITE**  
 scale: 1:100/200/0.41 d.t.m.: 28.05.20 b.p.c.k.  
 d.f.r.: **1038.106A** checked by: xx

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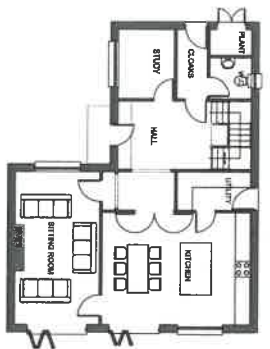


PROPOSED FRONT ELEVATION

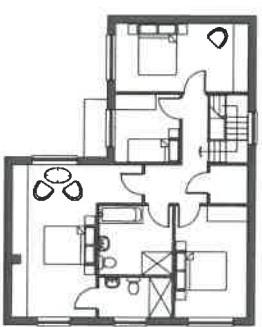
PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

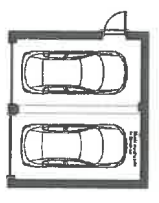
PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GARAGE PLAN



PROPOSED GARAGE ELEVATIONS

A	22/10/2023	Change structure	CJC
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PROPOSED DEVELOPMENT AT  
 EDWARDS PIGGENIES  
 WALL HILL ROAD  
 COVENTRY

PROPOSED PLANS & ELEVATIONS PLOT 3  
 scales: 1:100 @ A1 date: 28.05.20  
 dwg: 1038.110A checked by: JXK

PROPOSED PLOT 3 PLANS & ELEVATIONS 1/100



