

OPENING DOORS SINCE 1843



Area-Acres  
1.09 Acres



Price  
£350,000 offers invited



Location  
Established Industrial  
Estate position



Development  
Potential subject to  
planning



Availability  
Early vacant possession

FOR SALE

Land at Whitacre Road, Whitacre Road, Nuneaton CV11 6SY

## Location:

This subject site is located on the Whitacre Road Industrial Estate which is a thriving industrial area on the eastern side of Nuneaton town centre. The location has direct links to the A47 and A444 which connects Nuneaton town centre to the A5 and junction 3 of the M6 motorway which is approximately 5 miles distant.

The Nuneaton town centre is less than 1 mile distant.

## Description:

The subject property comprises a parcel of industrial land, currently used as open storage but with potential for development subject to local authority consent.

The site is accessed off a cul-de-sac on the fringe of the established Whitacre Road Industrial Estate is elongated in shape, narrowing at one end with palisade fencing to its frontage and with double gates for 24 hour access.

The site which benefits from an electricity supply and all main services are otherwise available as we understand it.

The site extends to an approximate area of 1.09 acres in total and is laid down in part tarmac, rough aggregate and compacted hardcore for the most part.

Vacant possession will be delivered on completion.

## Services:

Mains electricity including 3 phase with a 50 KVA supply is apparently available on site where limited external lighting is provided. Other main services are also understood to be available in the road frontage subject to the usual connection charges by the respective authorities. No tests have been applied.

## Rateable Value:

Awaiting information.

## Terms:

The property is available freehold with vacant possession to be delivered on completion.

Offers based on a guide price of £350,000 for the freehold are invited.

## VAT:

All prices mentioned in these details and any subsequent correspondence are exclusive of VAT. At the time these particulars were prepared the owner had not elected to charge VAT.

## Legal Costs:

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

## Property Documents:

Property Plan: [Click here](#)

EPC:

Planning Information:

Video Link:

Other:

## Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

[commercial@loveitts.co.uk](mailto:commercial@loveitts.co.uk)

