

Land adjacent to Keresley House, Tamworth Road, Keresley, Coventry, CV7 8JG

FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY CIRCA 9.893 ACRES

Summary

Tenure	For Sale
Available Size	9.89 Acres / 4 Hectares
Business Rates	Not separately assessed
EPC Rating	EPC exempt - No building present

Key Points

- Self contained access
- Keresley House available if required in addition (details on application)
- No upward chain
- Attractive secure site
- Prestigious Tamworth Road location
- Outstanding redevelopment potential

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Location/Description

The site is situated within the Keresley Sustainable Urban Extension (SUE) and extends to 9.893 acres (4.003 hectares) or thereabouts, being adjacent to Keresley House situated on the Tamworth Road, Keresley, which is one of Keresley's most desirable addresses. The site is set behind mature trees between the development site and Tamworth Road. The site combines the tranquility of a semi rural setting with excellent access to nearby towns and cities. Set on the northern edge of Coventry, the site enjoys a leafy, countryfied feel surrounded by fields, woodland walks and traditional Warwickshire villages while still being only a short drive from Coventry City Centre. Future residents will enjoy a strong sense of community and access to beautiful outdoor spaces such as Coundon Wedge and Allesley Park. Nearby Meriden and Fillongley offer charming pubs and local dining options.

Services

Mains water, drainage, gas and electricity are connected to Keresley House and we believe these will be available within Tamworth Road.

Planning

The site is situated within the Keresley Sustainable Urban Extension (SUE). The Masterplan policy can be found on the Coventry City Council website with the links being as follows for the Local Plan <https://tinyurl.com/CCC-Local-Plan> and SUE <https://tinyurl.com/Keresley-SUE>. The indicated Master Plan with the site and Keresley House being situated in the north west corner of this adjacent to Pike Home Wood. The site is ideal for the development of between 8 and 12 luxury homes in a bijou gated development, subject to planning. This form of development was briefly discussed with a Planner who, considering it on an informal basis, suggested that this would be an ideal development for the site. Please note no formal approach has been made to the Planning Department at Coventry City Council.

Planning Costs

If the site is to be sold on a Conditional basis, terms and timescales will need to be agreed with the potential developer for carrying out surveys at their own cost. Further details to be agreed.

Tree Preservation Orders

There are some excellent mature trees between Tamworth Road and the development area, along with trees surrounding Keresley House. Further details can be supplied.

Offers

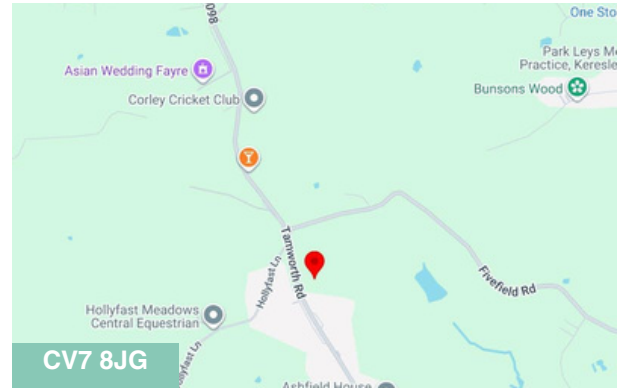
Offers are invited on a Conditional or Unconditional basis, although the former is what is expected. The site is to be sold freehold with vacant possession.

Legal Costs

Each party will be responsible for their own legal fees incurred in any transaction.

Anti Money Laundering (AML)

To comply with our legal responsibilities for AML, it will be necessary for the successful party to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details; Identification and verification of ultimate beneficial owners; Satisfactory proof of the source of funds for the purchaser.



Viewing & Further Information



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