



Rare Freehold Yard Opportunity For Sale

Open Storage Land and Small Warehouse (STPP)

1.54 Acre Site (approx)

Land at Colliery Lane | Exhall | Coventry | CV7 9NW

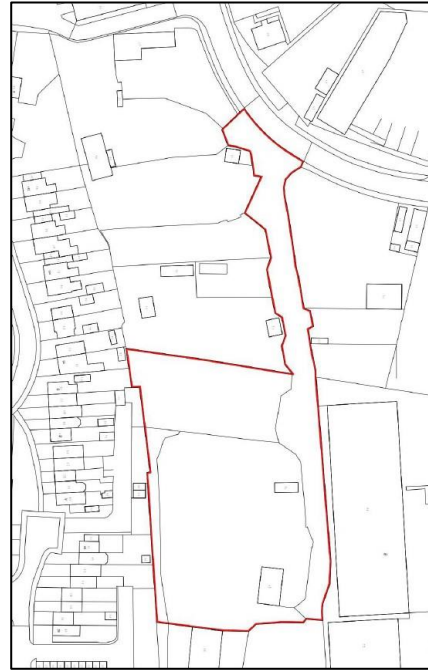
HOLT.
COMMERCIAL

FEATURES

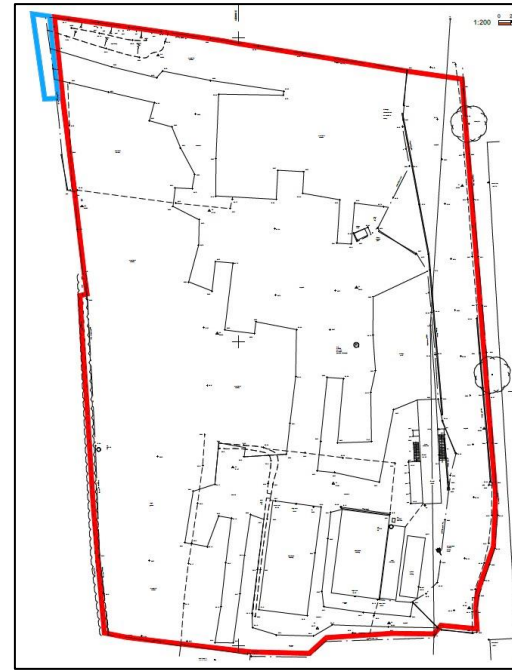
Location

Colliery Lane, Exhall, Coventry enjoys a prime position within a well established and sought after industrial area. Ideally situated just off the A444, the unit offers excellent transport connectivity, with Junction 3 of the M6 only 2 miles away. This provides swift access to the M69 and M1 for north south routes, as well as the M42 for travel towards Birmingham and the wider Midlands region.

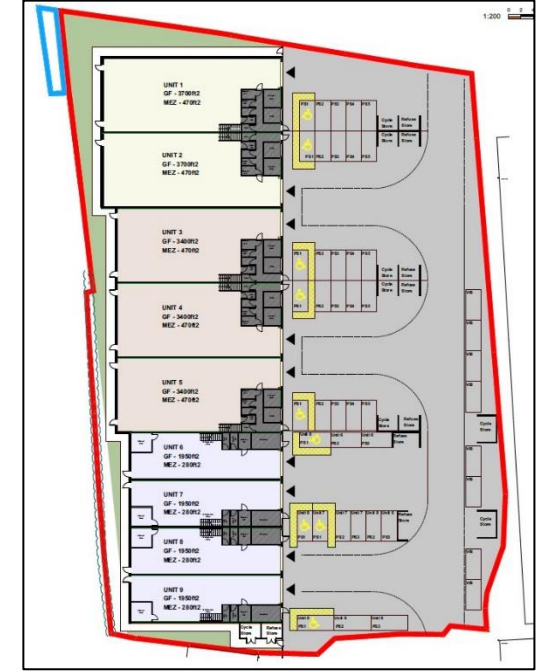
The location is perfectly suited to businesses seeking efficient logistics and distribution operations.



SAT NAV CV7 9NW



Existing Layout



Proposed Layout



- Sought after Industrial Estate location
- Outline Planning Consent for 9 Units, Subject to Conditions
- 1.54 Acres of Land (approx)
- Open Storage and Small Warehouse (STPP)

Description

The property comprises a secure yard area located off Colliery Lane, within an established industrial and commercial area. The premises are currently operating as a haulage yard, with a mix of concrete hardstanding and compacted aggregate surfaces. The site benefits from secure perimeter fencing, natural vegetation screening and a gated entrance.

A small warehouse unit is positioned on site, constructed of steel portal frame with metal cladding and a pitched roof. It features a roller shutter door, pedestrian access, internal lighting and a small office area.

Planning Documents

Please contact the agents for further details.

Site Area

1.54 acres (approx)

Services

We understand the site has access to mains electricity. Water and drainage connections are not currently in place. Interested parties must make their own enquiries on the suitability and availability of each.

Price

Guide price £1.4 million, Subject to Contract

Business Rates

The prospective purchasers are recommended to make their own enquiries with the Local Authority.

VAT

VAT shall be payable, if applicable, at the prevailing rate.

Legal Costs

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





Anti Money Laundering Regulations

To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful party to provide information necessary to complete these checks before the deal is completed.

Further Information

Should you require further information or wish to arrange to view please contact the sole agents:

EDWARD JENKINSON
024 7655 5180 / 07935 317329
ed@holtcommercial.co.uk

JAMIE MORBY
024 7655 5180 / 07873 218177
jamie@holtcommercial.co.uk



Misrepresentation Clause: The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein are not guaranteed and are for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves of their accuracy. Neither Holt Commercial nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Prices and rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the condition of such equipment for their requirements. September 2025.