



WELLS MCFARLANE  
Chartered Surveyors and Property Consultants

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FOR SALE

POA

LAND AT WILLOW CLOSE,  
NUNEATON

- Outline Planning Consent for up to 29 dwellings

**AN OPPORTUNITY TO PURCHASE A RESIDENTIAL DEVELOPMENT SITE, TOTALLING APPROXIMATELY 5.3 ACRES, SITUATED IN THE DISTRICT OF NUNEATON AND BEDWORTH.**

### **LOCATION**

The site is located in Nuneaton and Bedworth, south of the village of Hartshill. The site benefits from good transport links, with access to the A5 Watling Street less than 2.5 miles away and access to the M6 Motorway just over 6 miles way.

**BIDS MUST BE SUBMITTED IN WRITING BY 12 NOON ON THE 7TH OF JUNE 2024 TO**

**EITHER:**

**TREVOR WELLS -**

**[trevor@wellsmcfarlane.co.uk](mailto:trevor@wellsmcfarlane.co.uk)**

**or**

**TOM KNOWLES -**

**[tom@wellsmcfarlane.co.uk](mailto:tom@wellsmcfarlane.co.uk)**

### **DATA ROOM**

All planning documentation has been uploaded to an online Data Room facility. Access to the Data Room can be granted having first registered with the Selling Agents.

### **PLANNING**

The Site is primarily located in Nuneaton and Bedworth, however the access is located in North Warwickshire, as such planning applications were submitted to both Nuneaton and Bedworth Borough Council (NBBC) (038144) and North Warwickshire (PAP/2021/0395). Members of NBBC's Planning Applications Committee resolved to grant planning permission for the majority of the site on 7<sup>th</sup> February 2023 subject to the signing of a s.106 agreement. North Warwickshire refused permission for the scheme for a single reason relating adverse impacts on existing occupiers of Willow Close. This decision was appealed (APP/R3705/W/23/3321483) and that appeal was allowed on 1<sup>st</sup> February 2024.

The two Decision Notices relate to the part of the site in their respective authorities only. Therefore only the North Warwickshire permission conditions the access drawing and only the NBBC resolution to grant permission will have a s.106 agreement associated with it.

### **VAT**

The site is currently not elected for VAT, this is subject to change depending on the successful applicant.

### **VIEWINGS**

Strictly by appointment.

### **LEGAL COSTS**

Each party to bear their own legal costs.

### **PLANS, AREAS AND SCHEDULES**

The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

**WAYLEAVES EASEMENTS & RIGHTS OF WAY** The site is sold subject to all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easement,

and all wayleaves referred to or not in these particulars.

### **LAND REGISTRY TITLE**

The property is registered with the Land Registry and is registered under Title Number WK371688.

### **OFFER PROCEDURE**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.

The site is for sale by Private Treaty as a whole.



**SUBJECT TO CONTRACT Disclaimer:**

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated April 2024

