

OPENING DOORS SINCE 1843

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



Location
Church Street, Nuneaton



Opportunity
Development opportunity
for 12 flats



Price
Offers in the region of
£400,000



Site
0.2 Acres



Planning
Outline planning
Approved

FOR SALE

51-53 Church Street, Nuneaton CV10 8LB

Location:

Church Street, Nuneaton is a residential area nestled in the heart of Stockingford. Surrounded by a blend of traditional terraced homes and modern properties, it offers a friendly, community feel with excellent local amenities. Just a short walk from schools, shops, and green spaces, and with easy access to transport links, it's an ideal location for families, professionals, and first-time buyers alike.

Description:

Outline planning permission has been granted under planning reference: 039652 for demolition of the existing buildings at The Green Bear, 51-53 Church Road and construction of 12 one-bedroom apartments. The proposal reserves matters for future approval layout, scale, appearance, and landscaping, with access already approved. The scheme complies with local and national planning policies and includes conditions covering drainage, ecological enhancements, parking, sustainable construction, and highway safety. The development supports local housing needs and promotes sustainable, well-integrated residential growth.

The site is currently derelict with the existing use of a public house being abandoned and a prohibition notice being served. We understand that the premises licence remains active and up to date. The proposal caters for households of a wide demographic to include young families and the elderly.

An estimated GDV would reside in the region of £1.5-£1.6m.

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

Services:

Mains water, electricity and sewerage are all connected to the site. No tests have been applied.

Rateable Value:

Current rateable value (1 April 2023 to present): £14,750

Terms:

Offers in the Region of £400,000

VAT:

The property is not elected for VAT

Legal Costs:

Each party is responsible for their own legal fees.

Property Documents:

Property Plan:

EPC:

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)
commercial@loveitts.co.uk



