

FOR SALE

Richmond Road Atherstone, CV9 2AH

Purchase Price: £385,000

Area: 0 sqft

- Existing Commercial Site With Planning
- Town Houses Provide Excellent Buy To Let
- Terraced House Adjoining Also Included
- Located close to Atherstone Town Centre
- Immediate Vacant Possession Available



LOCATION:

The subject property is located in an area of predominantly residential development on the southern outskirts of Atherstone which adjoins the A5 Trunk Road and is situated within the North Warwickshire Borough Council District. The property occupies an end cul-de-sac position at the eastern end of Richmond Road, which is easily accessed off Coleshill Road and has an extensive frontage to the Coventry Canal.

DESCRIPTION:

The property comprises an existing freehold commercial site now with detailed planning consent for the demolition of the existing workshop premises and the development of an attractive courtyard scheme of six spacious town houses with associated parking. In addition the property includes an existing terraced house alongside (No. 47 Richmond Road) which is currently used as the works offices (and could be used as a site office for the proposed development) prior to its refurbishment for sale as part of this exciting project. The individual town houses are all of a good size with good en suite provision providing excellent buy to let potential. The scheme also provides for a single parking space and single visitor parking space per unit with similar provision for the retained house (47 Richmond Road) providing for fourteen car parking spaces in total.

PLANNING:

On 3rd January 2012 the North Warwickshire Borough Council granted planning consent for the demolition of the existing factory premises on this site and the erection of six dwellings with associated parking and landscaping (Reference: PAP/2009/0126).

On the 12th November 2014 approval was given in respect of all reserved matters relating to the original consent (Reference: PAP/2014/0432).

On the 11th November 2016 Building Regulations confirmed a material start on the approved scheme. All planning conditions have now been discharged with the exception of Environmental albeit certain investigations in respect of environmental matters have now been undertaken.

A signed Planning Agreement in this case provides for an open space contribution of £364 to be paid per dwelling providing for a total contribution of £2,184 to be made in respect of the development in this case.

LOCAL AUTHORITY:

TBC

SERVICES:

TBC

TERMS:

The property is available freehold with vacant possession on completion.

LEGAL COSTS:

TBC

VAT:

TBC

CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email coventry.commercial@loveitts.co.uk