

Strategic Residential Development Opportunity

Land west of Atherstone Road, Hartshill



savills

EXECUTIVE SUMMARY

- Strategic development opportunity, located to the north of the town of Hartshill, Nuneaton.
- The site comprises approximately 10.03 acres (4.06 hectares) of agricultural land.
- The site is located to the north of the settlement boundary and is outside the Green Belt.
- Offers are invited by 12 noon on Wednesday 30th October 2024.

LOCATION

The land lies on the Atherstone Road, north east of Hartshill. Hartshill is a village on the outskirts of Nuneaton. The site is approximately 3.5 miles (5.6 km) north of Nuneaton town centre and 2.5 miles (4 km) south of the market town of Atherstone.

Hartshill offers a range of amenities and services, including Hartshill Academy secondary school, a junior school, care home and a number of convenience stores and pubs

The site is located within 1 mile (1.6 km) of the A5 and is 8.5 miles (13.7 km) away from Junction 3 of the M6. The A5 provides access to the M42 north, as well as the M1 to the south.

Atherstone train station is located 3.9 miles (6.3 km) miles to the north west of the site. The station lies on the West Coast Main Line which provides direct service to London Euston (80 minutes) and Crewe (51 minutes) as well as the wider rail network. Birmingham can be reached within 58 minutes via Tamworth.

DESTINATION	FASTEST JOURNEY TIME
Crewe	51 minutes
London	80 minutes
Birmingham	58 minutes

THE SITE

The site extends to approximately 10.03 acres (4.05 hectares) of agricultural land and is situated to the north east of the village Hartshill. The site is located outside of the Green Belt.

The site is bordered by the Coventry Canal to the North and Atherstone road to the east. To the south of the site is the northernmost point of the settlement boundary for Hartshill. The West of the site is bordered by agricultural land and buildings.

PLANNING

The site is located within the administrative area of North Warwickshire Borough Council. The North Warwickshire Local Plan 2011-2033 sets out the planning strategy for the area and was adopted in September 2021.

The Local Plan is currently being reviewed, and the site has been submitted into the Call for Sites. Regulation 18 Consultation is yet to take place.

The site is located to the north of the settlement boundary for Hartshill and is identified as white land on the Policy Map. The site is located outside of the Green Belt.

No previous planning applications have been made on the Site.

SERVICES

Interested parties are advised to make their own enquiries with respect to their requirements with regards to the ability to connect and confirmation of sufficient capacities to the site.

LEGAL

The land is held freehold under Land Registry title numbers WK284054 and WK508044 and will be sold with vacant position.

METHOD OF SALE

We are instructed to invite offers on the basis of the following structures:

- Option Agreement
- Promotion Agreement
- Hybrid Agreements

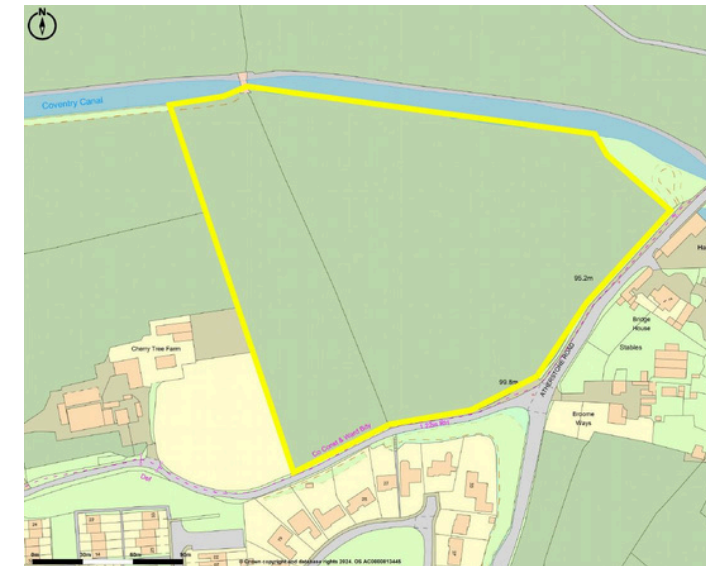
Further information to be provided within your offer will be requested within the bid proforma which has been uploaded to the data room.

Offers are to submitted to Savills via email to the following by:

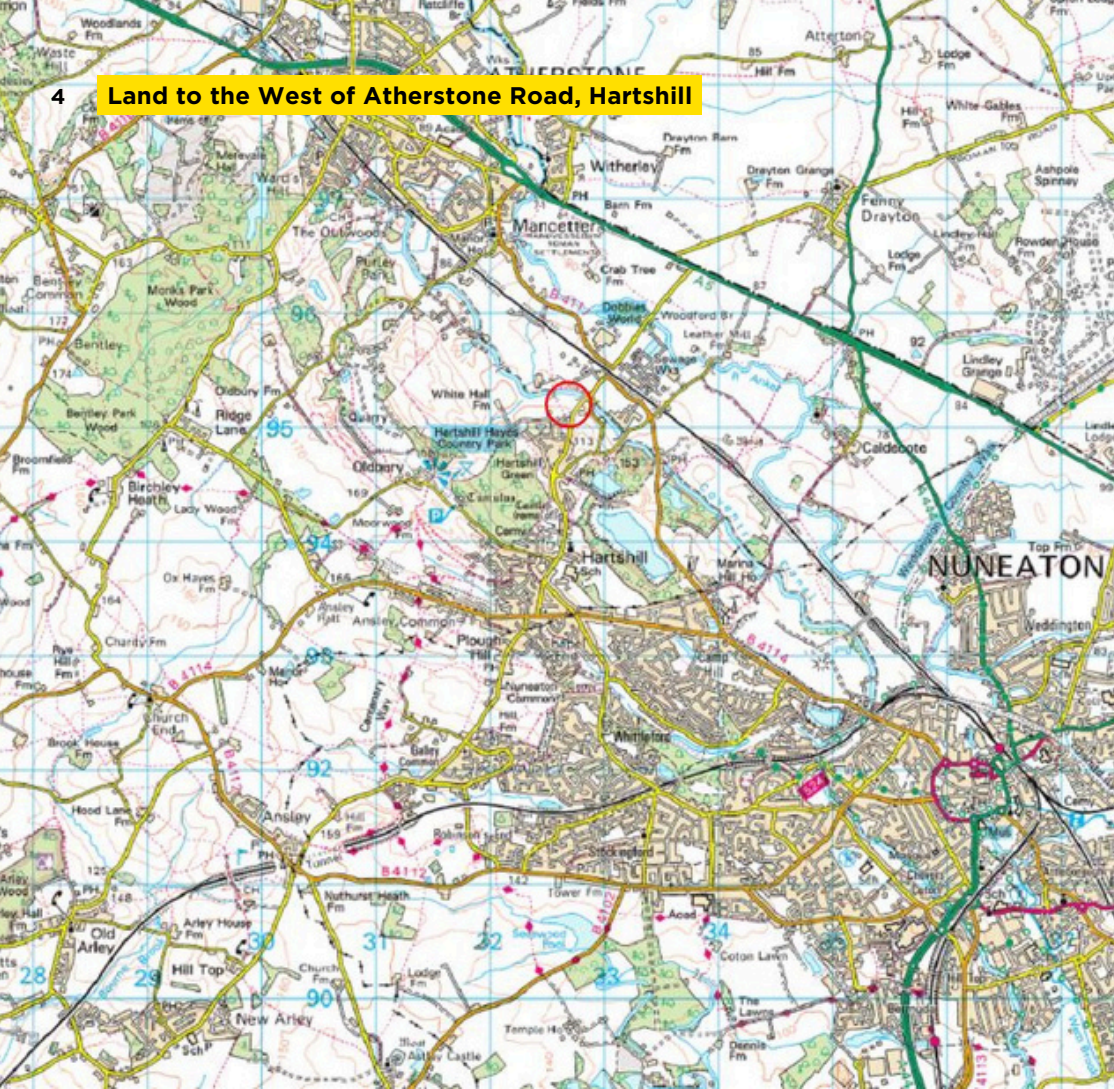
12 noon on Wednesday 30th October 2024.

pgough@savills.com and lauren draper@savills.com

We will be inviting best and final offers following the initial bid process. Dates will be confirmed to the invited parties.



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OFFERS

Offers are sought on Option/ Promotion / Hybrid Agreement bases.

Offers are to be submitted in writing to Savills for the attention of Peter Gough MRICS and Lauren Draper MRICS at 55 Colmore Row, Birmingham B3 2AA or via the following email addresses only:

PGough@savills.com and Lauren.Draper@savills.com

An offer proforma will be available on request. Interested parties will be required to populate the proforma as part of their offer. Failure to complete this may result in a non-compliant offer.

Please note the vendor reserves the right to not accept the highest, or indeed any offer received.

VIEWINGS

It is possible to view the site from the public highway, otherwise access to the site is strictly by appointment only, to be arranged with Savills.

VAT

VAT will be payable on the purchase price.

CONTACT

For further information please contact:

Peter Gough MRICS

Director
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+44 (0) 7812 965 420

Lauren Draper MRICS

Senior Surveyor
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