

# For Sale



## Vintage House, St Nicholas Street, Coventry, CV1 4BN

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Cleared development site, suitable for a variety of uses subject to planning permission

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# Vintage House, Coventry

## The Site/Opportunity

The property is a cleared development site which is roughly square and measures c. 0.5 acres (0.2 ha). The property is currently surrounded by a mixture of wooden hoarding and brick walls.

The property has had various uses in the past including a wine retailer, a DHL parcel centre and, most recently, a gym which was demolished in c. 2018. It would be suitable for a variety of residential and commercial uses subject to obtaining planning permission.

The property is located to the north of Coventry, on the ring road (A4053). It is located in a mixed-use area with a DIY store located to the west, student accommodation to the north and Coventry Canal Basin to the east. Beyond the ring road, to the south, are further commercial uses and student accommodation.



Prominent Freehold Property



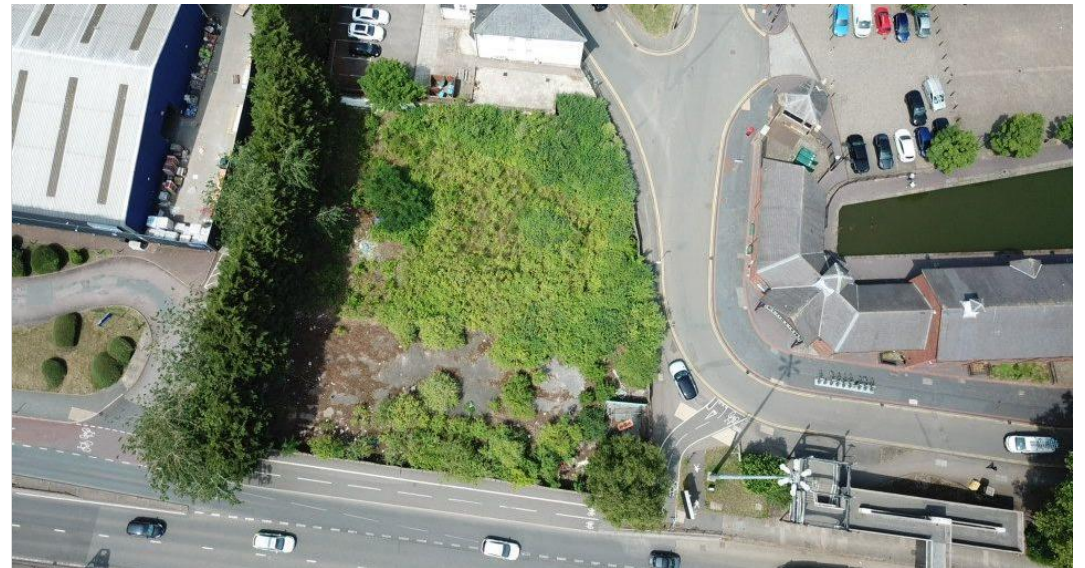
Approx. 0.5 acres (0.2 ha)



Cleared Development Site

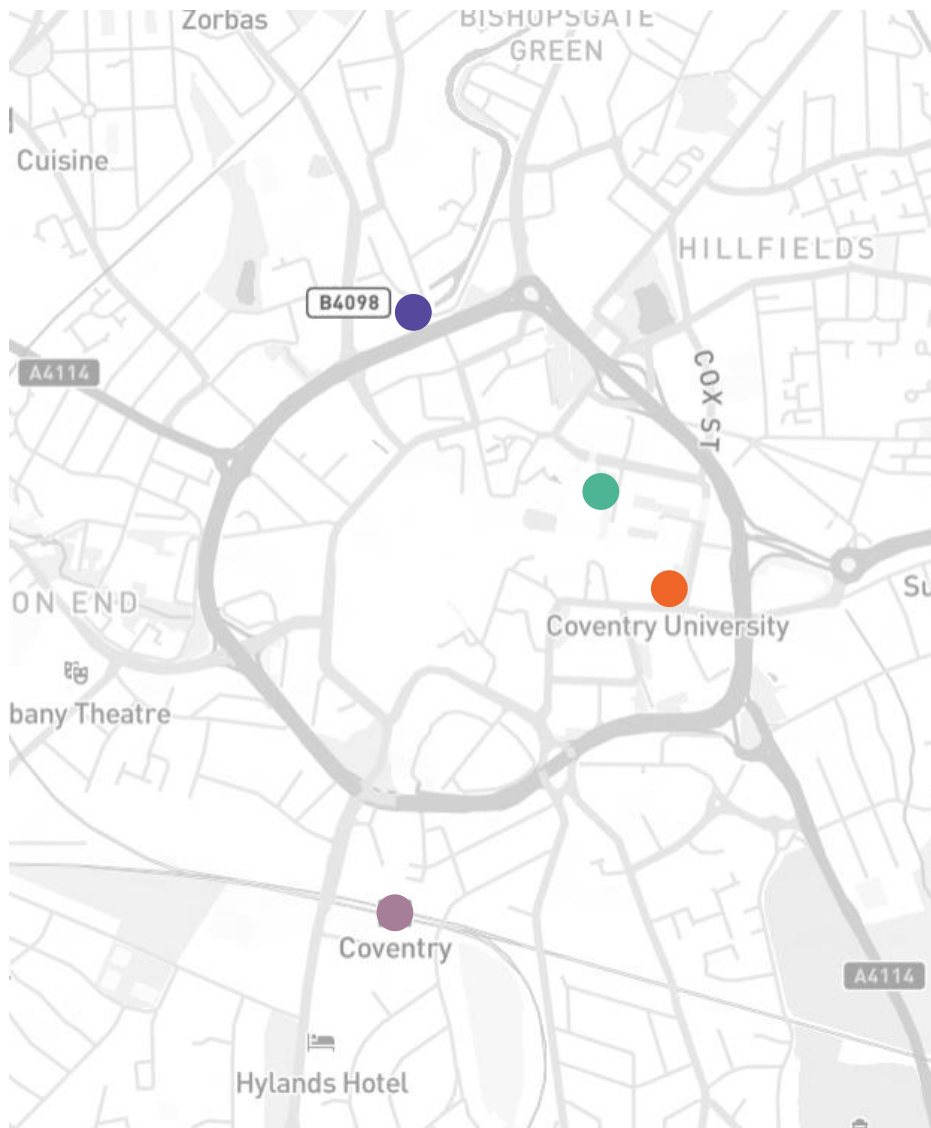


Good Transport Links



# Location

## Map



## Transport and Local Area

The property is located on the corner of St Columba's Close, Leicester Row and Ringway St Nicholas. It is located c. 0.3 miles (0.5 km) to the north of the city centre.





Birmingham is approximately 17 miles (27 km) to the north-west, Leicester is 22 miles (35 km) to the north-east, Northampton is 28 miles (45 km) to the south-east and London is 86 miles (138 km) to the south-east.

Coventry railway station is 0.8 miles (1.3 km) to the south of Vintage House and has regular services to London Euston, Birmingham New Street and International, Manchester Piccadilly and Edinburgh.

There are bus stops along Radford Road (B4098) to the west which provide services to Coventry city centre and the villages to the north of the city.

Junction 3 of the M6 is located 3.6 miles (5.8 km) to the north of the property which runs from Carlisle to Rugby.

### Key

-  Vintage House
-  Coventry Cathedral
-  Coventry University
-  Coventry Railway Station



# Property detail

## Tenure

The property currently comprises a freehold title (title ref.: WM229218) extending to a total of circa 0.5 acres (0.2 ha) gross.

## Planning

The local planning authority is Coventry City Council.

Planning policies for the area are contained within the Coventry Local Plan (2011-2031) and the supplementary planning documents.

We understand that the property was identified as having potential for residential accommodation of c. 100 units within the Coventry Housing and Economic Land Availability Assessment 2024.

## Services

We understand that all mains services are available to the property however, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

## VAT

The property has been elected for tax.

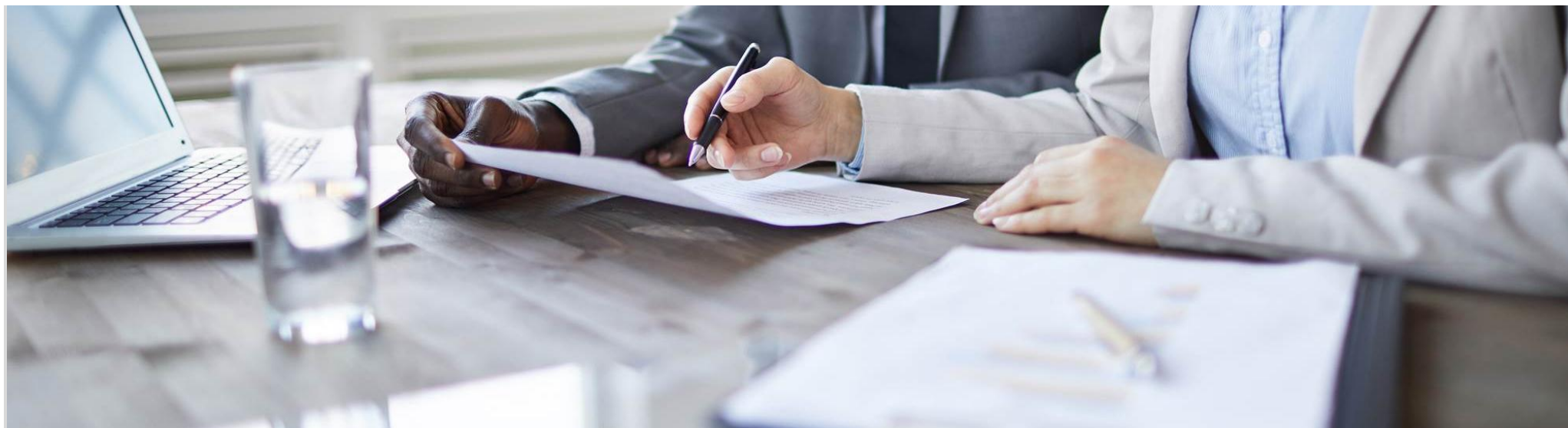


## Viewings

All parties wishing to inspect the property are required to make prior arrangements with Avison Young.

Avison Young request that interested parties do not attempt to gain access to the property outside of accompanied viewing inspections.

# Method of sale



## Technical Data Room

Further information in respect of the property is available in the dedicated technical data site available via the Avison Young website:

<https://portal.agents-society.com/data-room/574/vintage-house>

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## Basis of Offers

Offers are to be submitted in writing together with any supporting information to the selling agents.

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Interested parties are permitted to submit an offer on more than one basis. Our client reserves the right not to accept the highest or any offer received.

# To find out more, scan the QR code

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2. Identification and verification of ultimate beneficial owners
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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