



Plot split for future development:
Outline Planning Consent Ref. No. PAP/2016/0033

Extensions to existing retained house with reconfigured hardstanding, access and private driveway; Extant Planning Consent Ref. No. PAP/2018/0003

Site access to previous highways comments: No walls or planting above 600mm will be erected or planted either side of the parking area.

Car parking spaces and access for cars only generally as the existing arrangement but improved.

The access to be constructed to prevent surface water run off from the site onto the highway.

Visibility splays to highways requirements: 2.4 x 2.4m pedestrian & 2.4 x 33m vehicular.

No gates within 6m of the near edge of public highway.

Paved area for refuse collection adjacent to the site entrance.

Ex Outbuildings removed & access reconfigured to improvements.

Existing Property 'Edge Hill House' demolished shown dashed and two replacement dwellings



Plot 1 - Front Elevation (East)



Plot 3 - Front Elevation (East) as Proposed



Plot 2 - Rear Elevation (West)

HOWKINS &
HARRISON

Development Site, Edge Hill, Wood End, Atherstone, Warwickshire,
CV9 2QR

Guide Price £350,000

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Planning Permission to Demolish the Existing
Building and Replace with Three Dwellings in Total.

0.26 acres in total

Location

The property is located in the village of Wood End, Near Atherstone. It benefits from a rural location, yet is conveniently located less than 2 miles from J10 of the M42 and the A5 making it an ideal commuter location. Tamworth and Ventura Retail Park are only 5.5 miles along the A5 where a comprehensive range of facilities and amenities are available. Tamworth also has many leisure facilities for the family including Odeon Cinema, Snowdome and a ten pin bowling complex together with a wide variety of restaurants and bars.

Description

The site is approximately 0.26 acres in total and has an existing dilapidated house on site.

The property benefits from a planning permission to demolish the existing building and replace with three dwellings in total.

Planning & Local Authority

The property was granted full planning permission for the demolition of existing dwelling, replacement with two dwellings and an additional dwelling in August 2018.

The local authority is North Warwickshire Borough Council and the planning reference is PAP/2018/0470.

EPC

Not required.

Data Room

A comprehensive information pack including relevant planning permissions is available from our Data Room. Please contact the office on 01827 721380 for access.

Tenure

The property is freehold and sold with vacant possession.

Services

To the site benefits from mains electricity, water and drainage and we understand there is gas in the road.

Public Rights of Way, Wayleaves & Easements

The property is sold subject to and with the benefit of all easements, wayleaves and rights of way that may exist at the time of sale, whether disclosed or not.

Viewing

Strictly by appointment with the vendor's sole agents Howkins and Harrison. Tel 01827 721380.

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.