



Allesley Old Road
Coventry, West Midlands

P JohnPayne
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Allesley Old Road Coventry, West Midlands, CV5 8BU

A prominent Freehold redevelopment opportunity on City Centre outskirts

The subject property currently comprises 11 bedsits with individual shower rooms over three floors, main entrance, cellar, large, fitted kitchen/dining room and a first floor lounge. To the side and rear elevation there is a a ground floor retail unit with office space and stores above and to the rear there is self-contained retail unit with office, kitchen and w.c. to the rear. The grade 2 listed property is located within the Chapelfields conservation area and occupies a prominent corner position on a main arterial route into Coventry city centre, and benefits from a large tarmac car park and lawned gardens to the opposite side.



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Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are

required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



Call for your **FREE VALUATION**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

John Payne gives notice to prospective purchasers or lessees that they must not rely upon any statement here in as representation of fact but they should make their own inspection or commission a survey. The owners do not make or give neither John Payne nor their employees have any authority to make or give any representation or warranty whatsoever in relation to this property. All reasonable efforts have been made to ensure the accuracy of these Sales Particulars including the approximate measurements stated. However, these are for general guidance only. Photographs are provided to give a general impression but it must not be inferred that all items shown are included for the sale with the property. John Payne has not tested any apparatus, equipment, fittings and fixtures or services & so cannot verify that they are in working order or fit for their purpose. Any purchaser is advised to obtain verification from their Surveyor or solicitor.

