

The Larches, Coventry, CV7 9NF

Loveitts

PART OF | SHELDON BOSLEY KNIGHT



# Property Description

Planning Permission Granted for Three contemporary New Homes. Site Area: approx. 0.21 acres

Opportunity to acquire a conditionally consented planning permission for a residential development site in the highly sought-after area of Exhall, Coventry. Positioned within a well-established and desirable residential neighbourhood, this attractive parcel of land benefits from full planning permission for the construction of three quality family homes — perfect for developers, builders, or investors seeking a ready-to-go project in a strong local market.

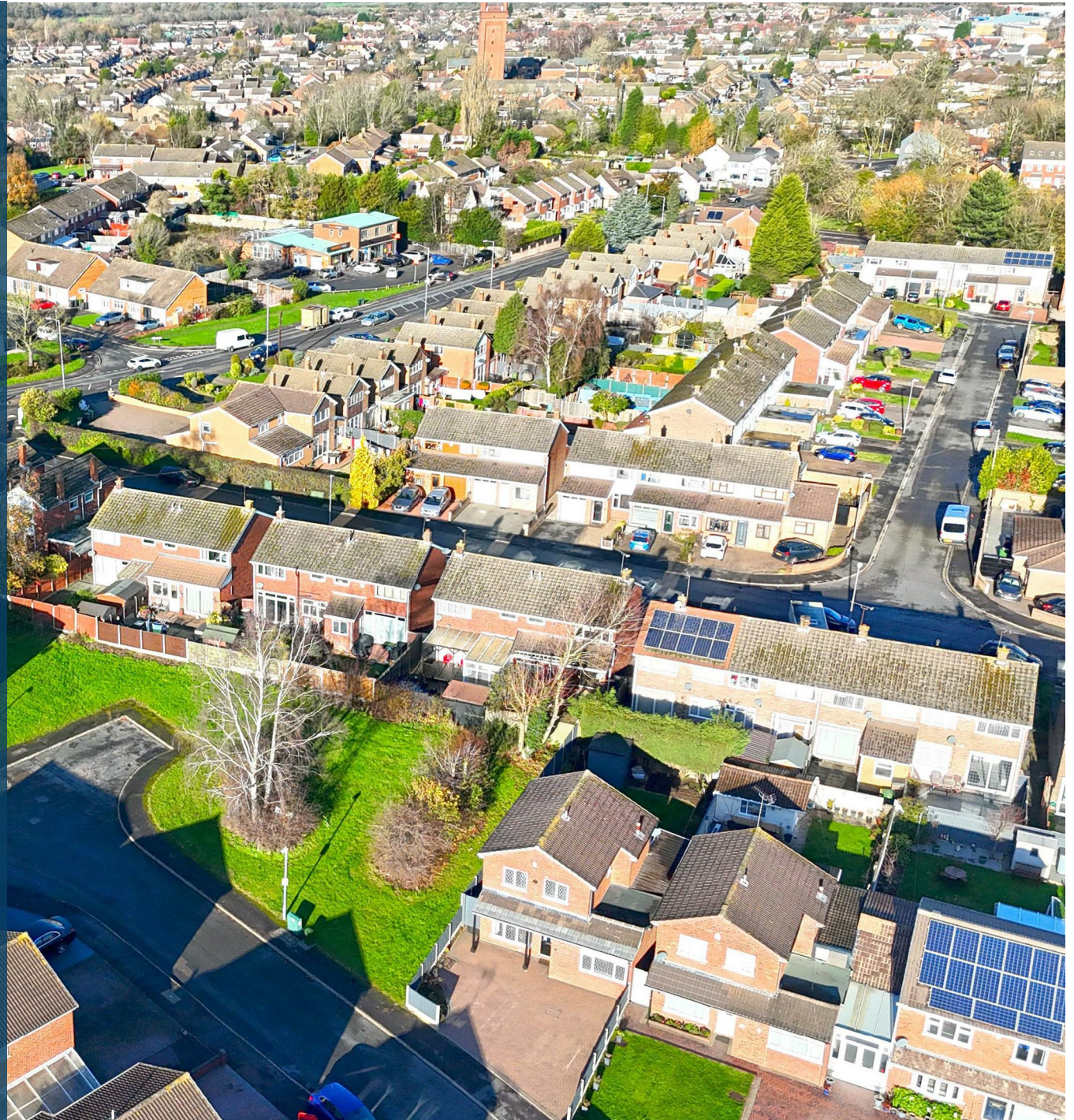
Planning consent was granted by Nuneaton and Bedworth Borough Council under reference 040782.

## The Development:

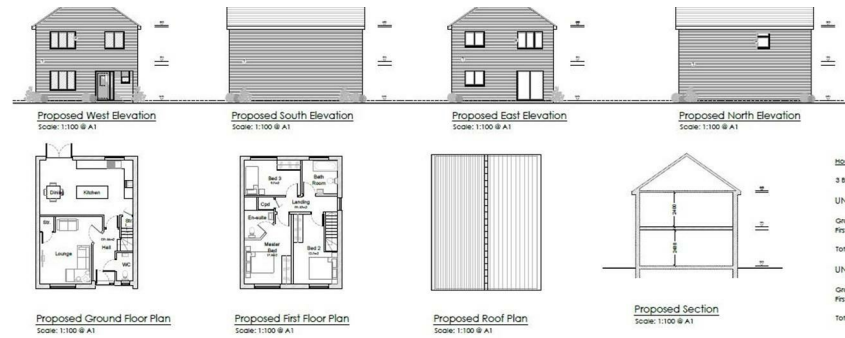
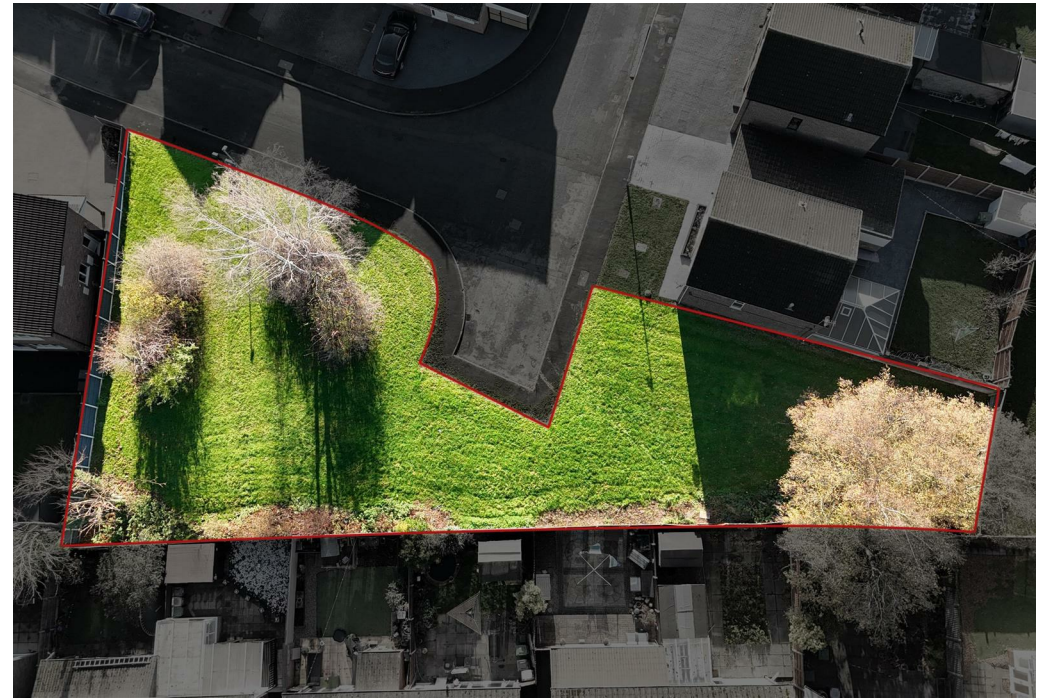
The approved scheme provides three thoughtfully designed properties, each with well-proportioned accommodation ideal for modern family living. The mix of detached and semi-detached homes ensures broad market appeal and strong resale prospects.

## Location:

Located in Exhall, a popular area known for its strong community feel, excellent transport links, and convenient accessibility to Coventry city centre, Nuneaton, Bedworth and major road networks including the M6 and A444.







Housing Standards Requirements and Area  
3 Bed, 2 storey (5 Persons) req. 43sqm + 2)

UNIT 1:

Ground Floor: 48m<sup>2</sup>

First Floor: 40m<sup>2</sup>

Total: 88m<sup>2</sup>

UNIT 2 & 3:

Ground Floor: 56m<sup>2</sup>

First Floor: 57m<sup>2</sup>

Total: 113m<sup>2</sup>

House Type 'B' - Unit 2 and 3





# Key Features

- Granted planning permission for three new homes
- Prime residential location and links to major road networks including the M6 and A444
- Generous 0.21 acre site
- Rare small-site opportunity with an efficient, appealing housing mix
- Appealing site layout with efficient buildability



£150,000