

The Larches, Coventry, CV7 9NF

Loveitts
PART OF | SHELDON BOSLEY KNIGHT

Property Description

Land for sale to be sold subject to granted planning permission for Three contemporary New Homes.
Site Area: approx. 0.2 acres

Opportunity to acquire subject to planning permission, for a residential development site in the much sought-after area of Exhall, Coventry. Positioned within a well-established and desirable residential neighbourhood, this attractive parcel of land will be sold with the benefit of 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.

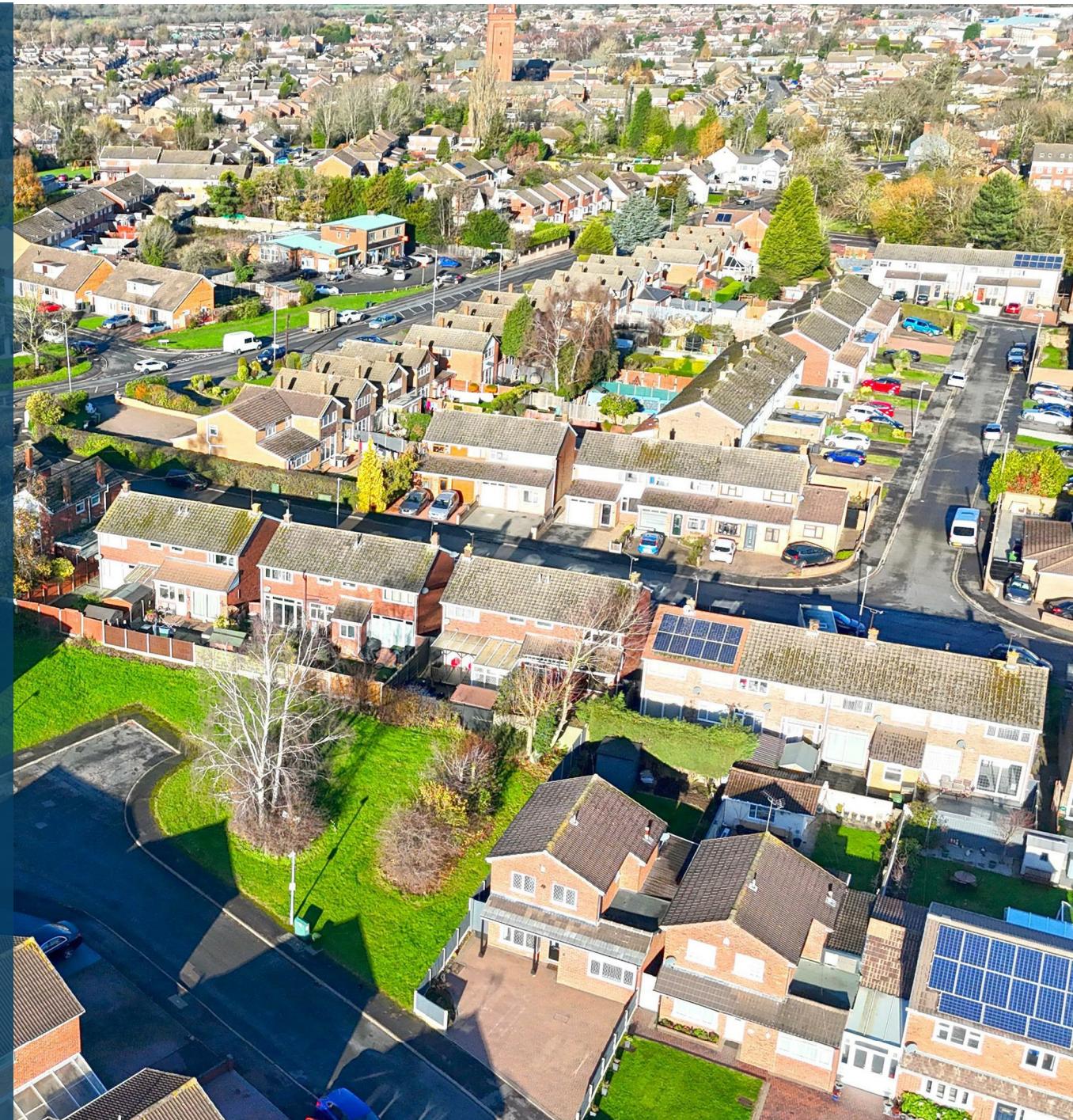
Planning consent yet to be granted by Nuneaton and Bedworth Borough Council under reference 040782.

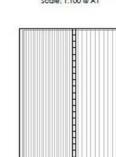
The Development:

The 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.



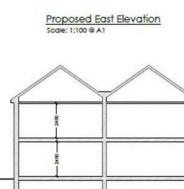
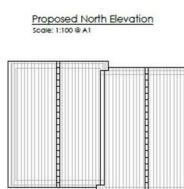


Housing Standard Requirements and Area:

3 bed, 2 storey (5 Person) req. 95m² + 2:
UNIT 1:
Ground Floor: 48m²
First Floor: 46m²
Total: 94m²

UNIT 2 & 3:
Ground Floor: 46m²
First Floor: 27m²
Total: 113m²

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