

Coventry Maplewood, Tamworth Road, West Midlands CV7 8JJ

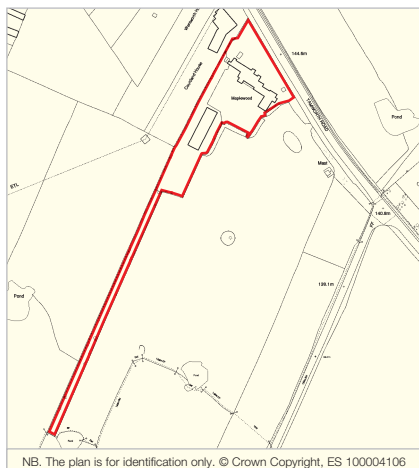
- A Freehold Site Extending to Approximately 0.74 Hectares (1.83 Acres)
- Part occupied by a Detached former Care Home Building and additional Detached former Office Building
- Planning Permission for conversion of the Care Home Building into Two Dwellings and demolition of the Office Building and the erection of a further Dwelling

Vacant Possession

ON THE INSTRUCTIONS OF NHS
PROPERTY SERVICES LIMITED



Property Services



To View

Please contact Allsop by sending an email to nhsresviewings@allsop.co.uk with the subject heading 'Viewing – Lot 181'.

Seller's Solicitor

Messrs Bevan Brittan LLP
(Ref: Mr R Harrison).
Tel: 0117 918 8500.
Email: nhspsauctions@bevanbrittan.com

VACANT – Freehold Buildings and Site with Planning Permission



Tenure

Freehold.

Location

The property is situated on the west side of Tamworth Road (B4098) a short distance to the north of the Royal Court Hotel. The property is located within the City of Coventry Green Belt and enjoys far reaching countryside views to both the east and west. The property lies approximately 3 miles to the north-west of Coventry city centre where an extensive range of shops and local amenities can be found. Rail services run from Coventry Rail Station which is close by and the A10 provides access to both the A45 and M6 Motorway (Junction 3) are accessible. The open spaces of Counden Hall Park are within easy reach.

Description

The property comprises an irregular shaped, broadly level site which extends to approximately 0.74 hectares (1.83 acres). The main building (known as Maplewood) comprises a detached former care home which is predominantly arranged over ground and first floors beneath a pitched roof. The original building benefits from oak panelling and marble and oak surround fire places as well as other features and has been extended to its southern end over ground floor only. To the front of the main building there is an in-out driveway and detached single garage, whilst to the rear is a garden area. To the western end of the site is a further pre-fabricated single storey former office building which is screened from the main building and accessed via a separate driveway leading from the road along the northern boundary of the site.

Accommodation

Site Area Approximately 0.74 Hectares (1.83 Acres)

Maplewood – GIA approximately 365 sq m (3,929 sq ft)

Extension – GIA Approximately 170 sq m (1,830 sq ft)

Derelict former Office Building

(Not inspected) – GEA Approximately 361 sq m (3,886 sq ft)

Planning

Local Planning Authority: Coventry City Council.

Tel: 0247 683 1109.

The property benefits from planning permission (Application No. FUL/2014/3023) dated 28th October 2014 for; 'conversion of existing care home into two dwellings, demolition of office accommodation block and erection of one dwelling and new vehicular access'. The approved plans allow for the creation of 1 x six bedroom detached house and 1 x three bedroom detached bungalow from the existing care home building and the erection of a 'luxury garden farmhouse style' five bedroom detached house on the site of the former office building.

Copies of the plans and planning permission are available from <http://planning.coventry.gov.uk/portal/servlets/ApplicationSearchServlet>

VAT

VAT is not applicable to this Lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



Maplewood – Rear Elevation



Maplewood – Front Elevation



Former Office Building