

**Kenilworth
Pools Cottages,
Crackley Lane,
Warwickshire
CV8 2JW**

- **A Freehold Detached House providing Four Bedroom Accommodation together with Eight Additional Residential Dwellings comprising 7 x One Bedroom and 1 x Two Bedroom Accommodation**
- Communal Grounds and Swimming Pool Complex
- Possible potential for Development subject to obtaining necessary consents

Vacant Possession

**BY ORDER OF JOINT FIXED
CHARGE RECEIVERS**

To View

Please contact Allsop by sending an email to pam.huggett@allsop.co.uk with the subject heading 'Viewing – Lot 238'.

Seller's Solicitor

Messrs Walker Morris (Ref: P Gibb).
Email: philippa.gibb@walkermorris.co.uk

VACANT – Freehold Buildings



Tenure

Freehold.

Location

The property is situated on Crackley Lane, to the north of Coventry Road (A429). Local shops and amenities are available in Kenilworth to the south and more extensively in Coventry approximately 5.5 miles to the north-east. There is a wide range of state, grammar and independent schools nearby, as well as Warwick University which is a short distance to the east. Rail services run from Tile Hill and Coventry Stations, the latter providing a direct service to London Euston with a journey time of approximately 1 hour. Birmingham Airport is approximately 13 miles away. Road communications are afforded by the A45, M40 and M42 Motorways.

Description

The property comprises a detached house arranged over ground and first floors beneath a thatched roof, together with an adjoining terrace of eight residential dwellings to the rear. The property benefits from communal gardens, together with car parking and a swimming pool complex.

Accommodation

A schedule of Accommodation is set out below.

Planning

Local Planning Authority: Warwick District Council.
Tel: 01926 450000.
The property may afford possible potential for development, subject to obtaining all necessary consents.

Property	Floor	Accommodation
Main House	Ground Floor	Four Reception Rooms, Kitchen/Diner, Utility Room, Study, Snug, Store Room, Library, Shower Room, WC
	First Floor	Four Bedrooms, Two Dressing Rooms, En-Suite Bathroom, Three Bathrooms
1 Pools Bungalow	–	Reception Room/Kitchen, Bedroom, Bathroom, Shower Room
2 Pools Retreat	–	Reception Room, Bedroom, Bathroom
3 Pools Escape	–	Reception Room, Bedroom, Bathroom
5 Pools Folly	Ground Floor	Reception Room, Bedroom, Kitchen, Bathroom
	First Floor	Bedroom
6 Pools Yard	Ground Floor	Reception Room, Kitchen, Bathroom
	First Floor	Bedroom
7 Pools Gate	Ground Floor	Reception Room, Kitchen, Bathroom
	First Floor	Bedroom
9 Pools Studio / The Spa	–	Swimming Pool, Plant Room, Shower Room
10 Pools View	–	Reception Room, Bedroom, Bathroom

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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



Main House



Eight Residential Dwellings