



**Lambert  
Smith  
Hampton**  
0121 236 2066  
www.lsh.co.uk

# For Sale

Residential Development Opportunity

# Development Site

Eastboro Way, Nuneaton CV11 6WZ

On the instructions of



- 14.8 Ha (36.6 Acres)
- Outline Planning Permission for up to 360 dwellings
- Bid Deadline - 12:00 Midday, 11 December 2019
- Data Room (<http://eastborowaynuneaton.com>)

**Lambert Smith Hampton**

Interchange Place, Edmund Street, Birmingham B3 2TA T +44 (0)121 236 2066

# Eastboro Way, Nuneaton CV11 6WZ

## Location

The site is located on the eastern edge of the Nuneaton Urban Area and immediately to the east of Eastboro Way with the existing residential area of Crowhill to the south and Attleborough Fields Industrial Estate to the west. Nuneaton Town Centre is situated approximately 3.2 km (2 miles) from the site. On the south-western boundary of the site is the Crowhill Local Centre with a public house, Costcutter, Lloyds Chemist and other retail uses. To the north of the site, approximately 1 km (0.6 miles) away is the Horeston Grange Local Centre.

To the north, Eastboro Way links with the A47 Hinckley Road which provides access to the A5 Trunk Road 1 km (0.6 miles) and this in turn links to the M42 and M69 motorways. To the south there are links via the A4254 Avenue Road to the A444 and onward to Junction 3 of the M6 motorway 8 km (5 miles).

The nearest railway station is located in Nuneaton Town Centre approximately 3.2 km (2 miles) which provides high speed services to London and the North West, as well as local services to Birmingham, Rugby and Leicester.

## Description

The site comprises an irregular shaped parcel of arable land divided into a number of enclosures by mature hedgerows. The site is relatively level in character with a gentle fall from west to east. The eastern boundary is delineated by the River Anker.

The proposed access to the site will be via the existing roundabout on Eastboro Way which serves the northern access to Attleborough Field Industrial Estate and to the Heart of England Crematorium which is situated immediately to the north of the site.

The site is shown edged red on the attached plan. The hatched area on the south-western corner comprises 0.34 hectares (0.82 acres) and is in the ownership of Nuneaton and Bedworth Borough Council who have agreed to its incorporation within the disposal programme.

Site Area	Hectares	Acres
Total Area (Approx)	14.82	36.62

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

The Purchaser is to make a contribution of £5,000 towards the reasonable legal and surveyors costs of the Seller in connection with the transaction. Payable upon completion.

## Terms

Offers are invited for the Freehold interest in the site.

Interested parties must submit their offer in writing only to include completion of the bid proforma, which is available in the Data Room.

Offers are to be submitted to Lambert Smith Hampton's Birmingham office for the attention of Stephen Hemming by 12:00 Midday on Wednesday, 11 December 2019.

The Vendor reserves the right not to accept the highest, or any offer received.

## Tenure

The site is to be sold Freehold with full vacant possession on completion. The site is currently occupied by an agricultural tenant who has been served Notice to Terminate.

## Town Planning

The site has the benefit of outline planning permission for up to 360 dwellings with vehicular access from Eastboro Way, open space, landscaping, footpaths, cycle ways and associated infrastructure (Application 035918). See submitted Masterplan attached. The outline application considered access with layout, scale, appearance and landscaping reserved for future consideration. Full details of the planning application and consent are available in the Data Room.

## Services

Mains water, gas, electricity, drainage and BT are understood to be available in the locality. Prospective purchasers are however advised to make their own enquiries of the relevant utility providers.

## Data Room

A dedicated technical data room holds supporting site information and is available by password access only. Password access to the data room is available upon request from <http://eastborowaynuneaton.com>

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

## Stephen Hemming

Lambert Smith Hampton

0121 237 2329

shemming@lsh.co.uk

# Eastboro Way, Nuneaton CV11 6WZ

## Masterplan



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## Site Plan (For Identification Purposes Only)

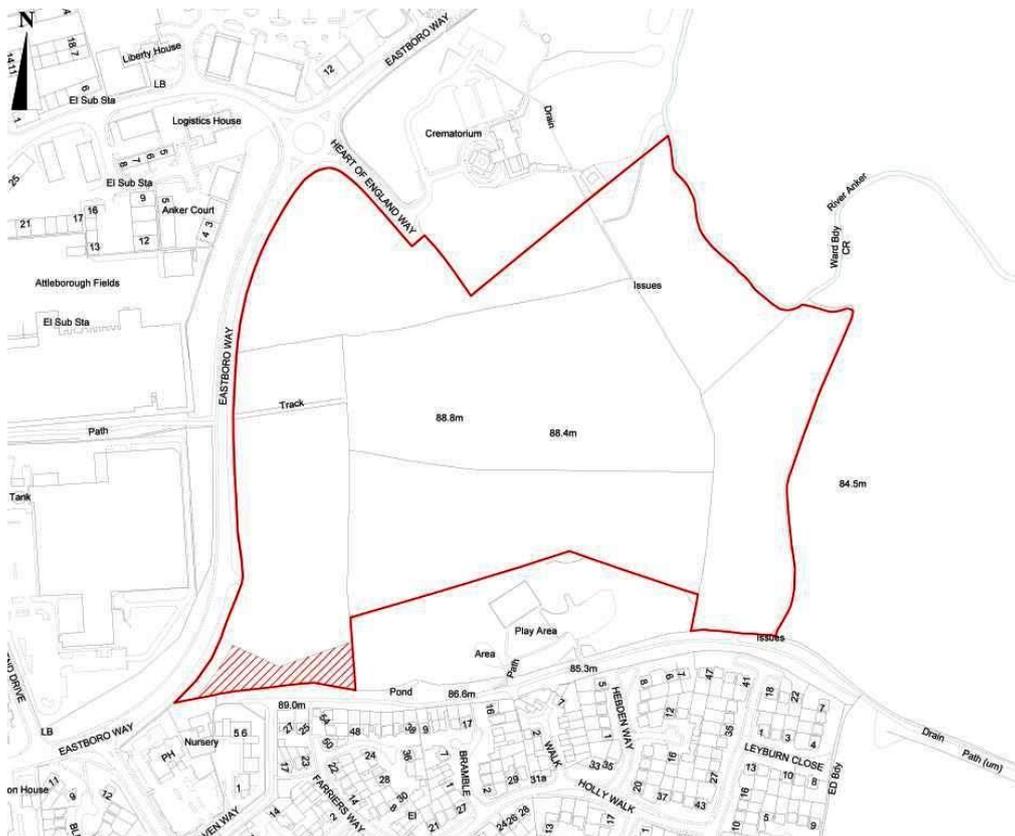


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## Location Map



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September 2019

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