

Land off Wall Hill Road, Corley, Coventry, CV7 8AF

HOWKINS LARRISON

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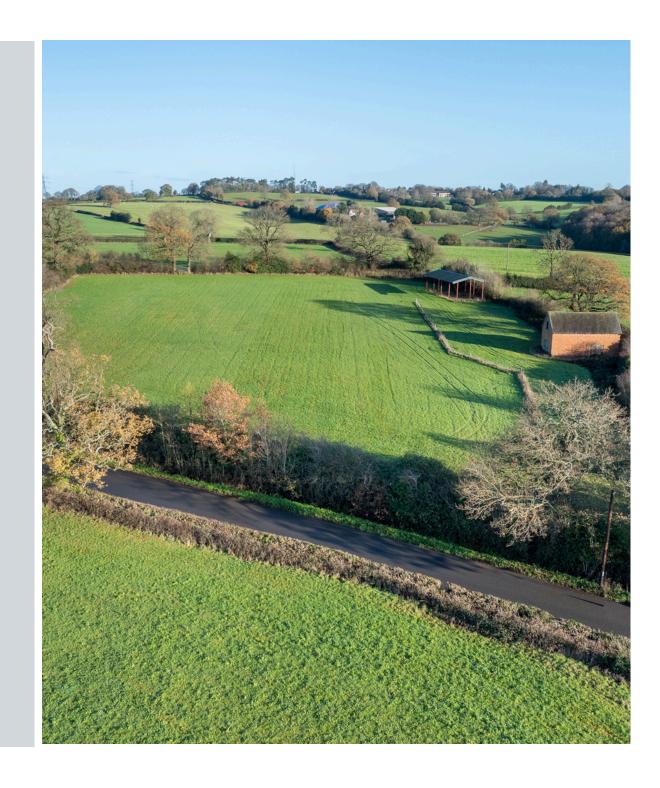
An exciting opportunity to purchase approximately 3.45 acres of pastureland with a two-storey brick and tile barn and a modern steel portal framed building

Features

- Approximately 3.45 acres of pastureland
- Brick and tile barn and modern steel portal framed building
- Direct road access
- Freehold with vacant possession upon completion

Distances

- Meriden: 4.5 miles
- Coventry: 4.5 miles
- Nuneaton: 8.5 miles
- Birmingham: 17 miles





Location

The land has direct road access off Wall Hill Road, approximately 1 mile to the southeast of the rural village of Corley Moor.

Coventry City Centre is approximately 4.5 miles to the southeast and Nuneaton is approximately 8.5 miles to the northeast. Birmingham City Centre is approximately 17 miles to the west.

The property benefits from excellent transport links with the A45 being approximately 2 miles to the south and the M6 Junction 3 being approximately 5 miles to the northeast.

Description

The land extends to approximately 3.45 acres of gently sloping pastureland, split into two parcels by a post and wire fence.

There is a modern open-sided four-bay steel portal framed building with a crushed stone floor which was granted planning permission in 2021 under planning reference FUL/2021/1301. The building has been designed for livestock housing and storage of fodder and machinery.

There is also a two-storey barn situated on the land, which was built around 2004, with cavity brick and block walls and a pitched tiled roof.

This brick barn was built to replace the original brick barn which was demolished around 2004, without planning consent.

In 2013, planning permission was granted under planning reference FUL/2012/0092, for the retention of the barn in a modified form to provide a roosting and nesting facility for bats and owls, whilst allowing agricultural use of the ground floor. Further details can be provided by the selling agents.

Tenure & Possession

Freehold with vacant possession upon completion.

Services

We understand that the land benefits from a mains water connection. Purchasers should make their own enquiries as to the availability and adequacy of services.

Method of Sale

The land will be sold by private treaty.

Local Authority

Coventry City Council www.coventry.gov.uk/ Tel: 08085 834333

Easements, Wayleaves & Rights of Way

The land is sold subject to and with the benefit of any easements, wayleaves and rights of way that may exist at the time of sale, whether disclosed or not.

Viewing

Strictly by prior appointment only. Please contact Susannah Leedham at the Atherstone office.

What3Words

///straw.paper.pets

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Anti-Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale.

We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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