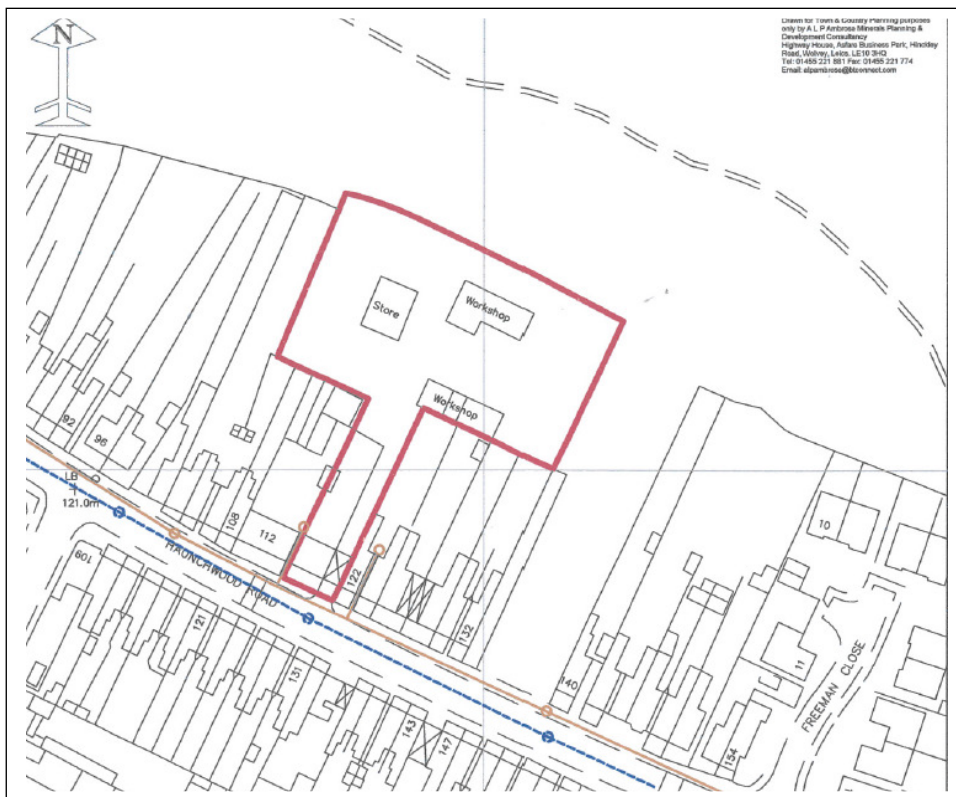


**FOR SALE FREEHOLD
POTENTIAL RESIDENTIAL REDEVELOPMENT SITE
LAND REAR OF
116-120 HAUNCHWOOD ROAD
NUNEATON CV10 8DJ**



Not to scale – for illustrative purposes only

- Potential Residential Redevelopment Opportunity
- Previously Benefitting From Outline Planning Consent For Thirteen Chalet Bungalows For The Over 55's And One Two Storey Terraced House
- Potential To Vary Previous Consent To Provide For Alternative Residential Development (Subject To Planning)
- Site Area 0.74 Acres Approx.
- Purchase Price £550,000 Freehold

LOCATION

The subject property is located in the Stockingford Area of Nuneaton in a convenient location close to local shops and other amenities and on a main bus route into the town which is approximately 1½ miles distant.

The main part of the site is to the rear of existing cottage properties which front Haunchwood Road and adjoining new residential development along the eastern boundary.

DESCRIPTION

The property comprises a potential residential development opportunity comprising a slightly graded site extending to 0.74 acres approx. and with a previous outline planning consent for 13 chalet style bungalows (for the over 55's) and one terraced house.

An OS plan drawn to a 1:1250 scale showing the full extent of the site is attached to these details for illustrative purposes only together with an indicative plan showing a suggested layout for the previously approved development.

Alternatively it is suggested that the previous scheme could be revised to provide for a different form of development, subject to Local Authority consent.

SERVICES

Mains water, drainage, gas and electricity are understood to be available on Haunchwood Road.

TENURE

Freehold with vacant possession on completion.

PURCHASE PRICE

£550,000 freehold with vacant possession.

VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

FIXTURES AND FITTINGS

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from the sale.

LOCAL AUTHORITY

Nuneaton and Bedworth Borough Council
Town Hall
Coton Road
NUNEATON
Warwickshire
CV11 5AA

Tel: 024 7637 6376

TOWN PLANNING/USE

On the 13th June 2012 outline planning consent was granted for the redevelopment of this site to provide for a scheme of up to 13 chalet bungalows for the over 55's and 1 two storey terraced house (outline with all matters reserved) (116-120 Haunchwood Road to be demolished to facilitate the new access). A copy of the original Planning Decision Notice (ref: 031109) (**now lapsed**) is attached to these details.

The previous planning was subject to a Section 106 Agreement providing for the payment of an open space contribution amounting to £1,870 for each one bedroomed unit and £2,670 for each two bedroomed unit towards the provision and/or the improvement of open space/play facilities in the locality.

A copy of this agreement is available to all bona fide interested parties courtesy of the selling agents in this case.

VIEWING

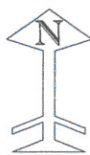
By arrangement with:-

LOVEITTS COMMERCIAL
Telephone: 024 7622 8111
E-mail: coventry.commercial@loveitts.co.uk
(Ref. JRP)

Conditions under which particulars are issued:

Messrs Loveitts for themselves and for vendors or lessors of this property, whose agent they are, give notice that:

- i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, or constitute part of, an offer or contract.
- ii) All descriptions, dimensions, reference to conditions and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct and any intended purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
- iii) No partner or any person in the employment of Loveitts has any authority to make or give any representation or warranty whatever in relation to this property.
- iv) All prices and rents quoted are exclusive of V.A.T. unless otherwise stated.



917

916

433/00m

2015 00m

338

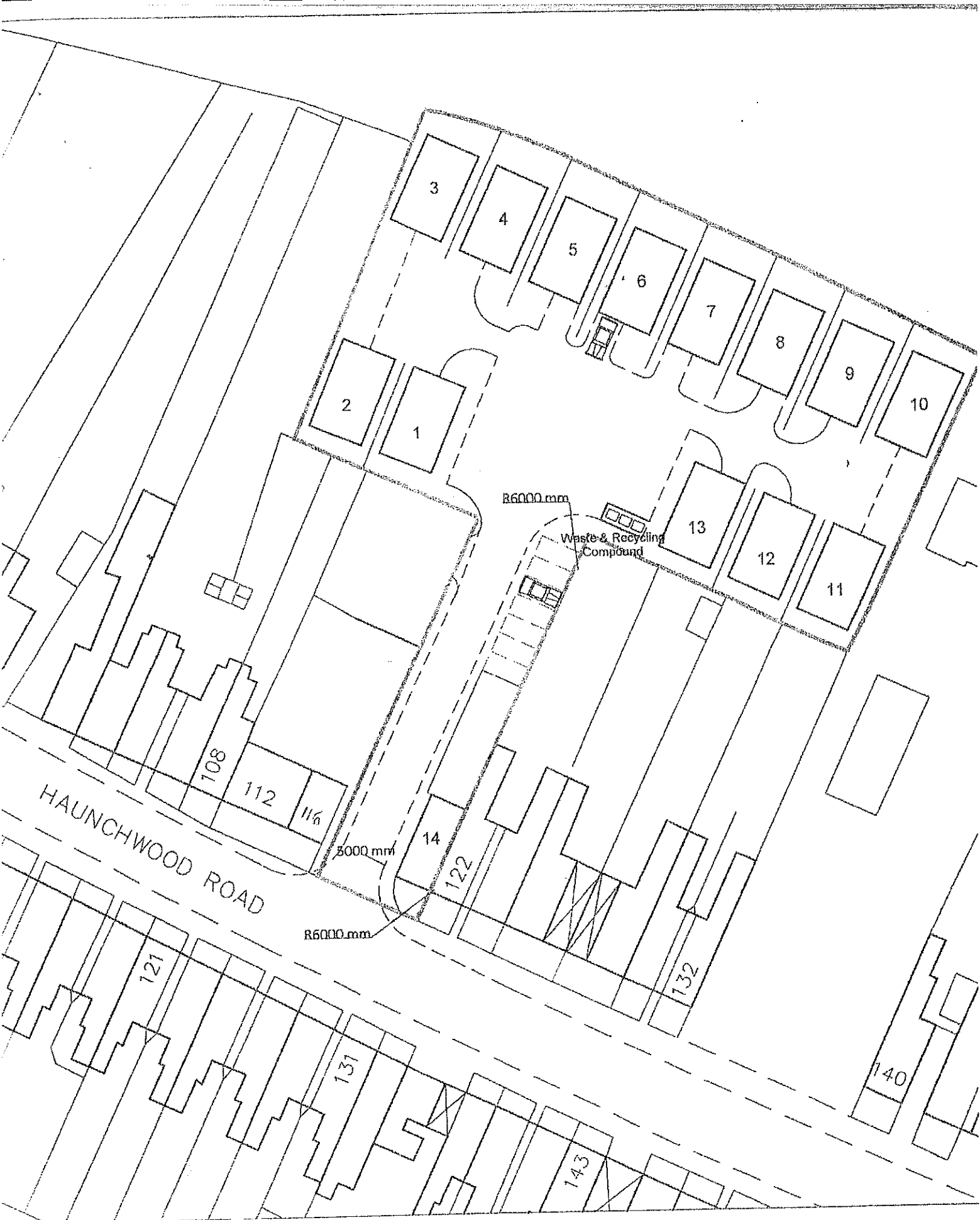


- Foul drain
- - - Storm drain

HAUNCHWOOD ROAD

TITLE
Location Plan
C Rolleson
Nuneaton

SIZE	DATE	DWG NO	REV
A4	Aug 2011	P/CR/HR/NUN/1	
SCALE	1 / 1250	SHEET	1



NOTES

PLAN	
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HAUNCHWOOD ROAD

PLANNING PERMISSION: IN OUTLINE

Town and Country Planning Acts
Town and Country Planning (General Development Procedure) Order 1995

To: Andrew Ambrose

Of: Highway House, Asfare Business Park, Hinckley Road, Wolvey, Leicest LE10 3HQ

For: Mr Clive Rollason, 116-120 Haunchwood Road, Nuneaton, Warwickshire, CV10 8DJ

The Council, having considered the application registered on 13th October 2011 for permission to carry out development at:

116-120 Haunchwood Road Nuneaton Warwickshire

gives notice that **OUTLINE PERMISSION IS GRANTED** for:

Residential development of up to 13 chalet bungalows for the over 55's and one two storey terraced house (Outline with all matters reserved) (116 – 120 Haunchwood Road to be demolished).

Relevant Policies:

National Planning Policy Framework 2012

Nuneaton & Bedworth Borough Local Plan June 2006 - H6 Obligations, ENV14 Supplementary Planning Guidance/Supplementary Planning Documents - Residential Design Guide 2004

Reason for Decision:

Having regard to the pattern of existing development in the area, relevant provisions of the development plan, as summarised above, and the consultation responses received, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

Decision made on: 13th June 2012

Issued on: 13th June 2012

Andrew Collinson

.....
**Authorised signatory of Nuneaton and
Bedworth Borough Council**

**IMPORTANT: PLEASE READ THE NOTES ON THE REVERSE SIDE
AND RELEVANT POLICY INFORMATION ATTACHED**

Conditions:

1. This permission is granted under the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order, 1995, on an outline application and the further approval of the Council shall be required for the following reserved matters before any development is commenced:

- (a) the siting of the proposed development
- (b) design
- (c) external appearance
- (d) details of the access arrangements
- (e) details of landscaping

2. In the case of the reserved matters specified above, application for approval, accompanied by all detailed drawings and particulars, must be made to the Council not later than the expiration of three years from the date of this permission.

3. The development to which this permission relates must be begun not later than the expiration of five years from the date of this permission or within the expiration of two years from the final approval of all reserved matters, whichever is the later.

4. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

Plan Description	Plan No.	Date Received
Location Plan	P/CR/HR/NUN/1	27th September 2011
Design and Access Statement	September 2011	13th October 2011

5. No dwelling shall be occupied until the access has been constructed in accordance with details approved under condition 1(d).

6. No development shall commence until full details of the drainage to the site, including all surface water and foul sewers and drainage to all hardstandings, have been submitted to and approved in writing by the Council. No construction work creating surface water run off shall be carried out and no dwelling shall be occupied until the required drainage has been provided in accordance with the approved details.

7. No development shall commence until full details of the site levels and finished floor levels have been submitted to and approved in writing by the Council. No construction work shall be carried out other than in accordance with the approved details.

8. No development shall commence until full details of the boundary treatments, including new walls and fences, have been submitted to and approved in writing by the Council. No dwelling shall be occupied until the boundary treatment to that plot has been carried out in accordance with the approved details.

9. No development shall commence until full details and samples of materials proposed to be used in the external parts of any building have been submitted to and approved in writing by the Council. The development shall not be carried out other than in accordance with the approved details.

10. The details required by condition 1(e) shall be carried out within 12 months of the commencement of the development and subsequently maintained in the following manner:

Any tree or plant (including any replacement) which, within a period of five years from the implementation of the scheme, dies, is removed or becomes seriously damaged or diseased, shall be replaced in the next planting season with another of a similar size and species unless the Council consents in writing to any variation.

11. Each chalet bungalow hereby permitted shall be occupied only by:

- Persons over the age of 55;
- Persons living as part of a single household with such a person or persons;
- Persons who were living as part of a single household with such a person or persons who have since died.

12. No development shall commence until a method statement detailing the proposed demolition has been submitted to and approved in writing by the Council. Development shall not be carried out other than in accordance with the approved details.

13. The development hereby permitted shall not commence until a pre-construction check of all the buildings with bat roost potential has been carried out and a detailed mitigation plan for the loss of potential roosting habitat has been submitted to and approved in writing by the Council. Such approved mitigation plan shall thereafter be implemented in full.

14. No development shall commence until a site investigation to determine the extent of any contamination / land stability / gas migration has been carried out and the results submitted to the Council, along with any necessary remedial measures. No building operations shall commence until either:

- (a) the Council has agreed in writing that no remedial measures are required, or
- (b) details of remedial measures have been approved in writing by the Council, in which case the works shall not be carried out other than in accordance with the approved details.

15. No development shall commence until details of the sound insulation glazing and screening proposed to the dwellings has first been submitted to and approved in writing by the Council. The approved details shall then be installed in accordance with the approved details prior to the first occupation of any of the residential units. The approved details shall not be removed or replaced without prior written approval by the Council.

Reasons for the conditions:

- 1.To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.
2. & 3. To comply with section 92 of the Town and Country Planning Act 1990.
4. For the avoidance of doubt and to ensure the proper development of the site.
5. In the interest of highway safety.
6. To ensure adequate drainage of the site.

7. 8. .9 In the interest of visual amenity and for the avoidance of doubt.
10. To ensure a comprehensive and well planned development and to ensure the enhancement of the Whittleford Park boundary.
11. To ensure a satisfactory development and to ensure that sufficient car parking and amenity space is provided.
12. and 14. To safeguard health, safety and the environment.
13. In the interest of nature conservation.
15. To protect the residential amenity of the surrounding properties/future occupiers.

NOTES:

- A Section 106 obligation under the Town and Country Planning Act 1990 relates to the development of this site. Details are available from the Development Control Section of Planning and Public Protection.

Warwickshire Police have recommended that the properties are built to Secured by Design standards.

- The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

- Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

- In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

- Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission

of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

- The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

- The existing buildings on the site may be a suitable habitat for bats and nesting birds. It is recommended that a bat survey be undertaken before any demolition and/or building works begin, and that building works and/or demolition should be avoided between March and September when birds may be nesting. The applicant should note that bats and their roost sites, and nesting birds, are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010.

- THE PARTY WALL ACT: may be relevant to this development. The applicant should seek legal advice concerning the Party Wall Act 1996 and its application to this development.

NOTES

Appeals to the Secretary of State

- (1) If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- (2) If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN, or online at www.planning-inspectorate.gov.uk and www.planningportal.gov.uk/pcs
- (3) The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- (4) The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- (5) The Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

- (1) If either the Local Planning Authority or the Department for Communities and Local Government grants permission to develop land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- (2) In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.