

**FREEHOLD - FOR SALE**

**DEVELOPMENT OPPORTUNITY**

**Former Freeway Centre, Park Avenue, Attleborough, Nuneaton, CV11 4PQ**

**The site extends to 0.303 hectares (0.75 acres)**

**BK** Bruton Knowles

est.1862



# For Sale by Informal Tender

## For Sale – Development Opportunity (Subject to Planning)

### LOCATION

The Property is located approximately half a mile to the south of Nuneaton town centre in the residential area of Attleborough off Park Avenue.

Nuneaton is situated 18 miles east of Birmingham, eight miles north of Coventry and 16 miles southwest of Leicester. The town has good transport links as it lies between the A5 to the north and Junction 3 of the M6 to the south, with ready access to Birmingham and London. The A444 'runs' north to south through the centre of the town to Coventry.

Nuneaton railway station is situated in the town centre and provides a direct link to Birmingham, London, and surrounding towns. The Property also benefits from regular bus services to the surrounding area.

### DESCRIPTION

The Property is a former school of red brick construction under a clay pitched tiled roof built in circa 1907 for the benefit of the adjoining railway estate. With its use as a school coming to an end, it was then repurposed for adults with learning and physical disabilities, sensory impairment and mental health needs but is now vacant.

The Property comprises the single-storey main school building with classrooms, kitchen, WCs and reception rooms surrounding a central atrium/hall which is linked to a rear extension, previously used as office space. This rear extension is accessed via an external door to the north west of the Property; the main building is accessed from Park Avenue. Beyond the extension is a further office and storage area which also provides thoroughfare to a tarmacadam playground and a further garage.

Access to the property is via two gates on either side of the main building from Park Avenue. Due to the current configuration of the extension there is limited parking, however this could be enhanced and the rear tarmacadam area improved if the further office/storage thoroughfare is modified.

The extent of the Property being sold is defined by the red line boundary on these particulars and extends to approximately 0.303 hectares (0.75 acres).

### SCHEDULE OF EXISTING FLOOR AREA

Property Aspect	Net Internal Area		Gross Internal Area	
	Sq m	Sq ft	Sq m	Sq ft
Main School Building	794.89	8556	859.52	9252
Rear Office Extension	196.56	2116	212.54	2288
Attached Double Garage	55.32	595	55.32	595
Store Shed	6.90	74	6.90	74
Detached Double Garage	52.30	563	52.30	563
Basement	21.50	231	21.50	231
<b>Total:</b>	<b>1,127.47</b>	<b>12,136</b>	<b>1,208.08</b>	<b>13,004</b>

Please see floor plans in the data room for the detailed layout. Floor areas are approximate only and interested parties should make their own enquiries.

### SERVICES

We understand that the Property is connected to mains electricity, water, gas, drainage and telecoms.

Note: None of the services mentioned in these particulars have been tested. We recommend that all prospective purchasers satisfy themselves of the condition, efficiency and suitability in accordance with their individual requirements.

### TENURE

The disposal is of the freehold interest with vacant possession upon completion.

### PLANNING

Local Planning Authority Nuneaton and Bedworth Borough Council. Please contact [claire.hill@nuneatonandbedworth.gov.uk](mailto:claire.hill@nuneatonandbedworth.gov.uk).

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D, valid until 29 May 2029.

## COSTS

Each party to be responsible for their own surveying and legal costs associated with this disposal.



## VAT

The Property is not elected for VAT.

## METHOD OF SALE

The Property is for sale by way of informal tender with unconditional offers preferred but offers subject to planning permission considered. Offers are to be received at the Birmingham Office of Bruton Knowles or by email to [julie.mills@brutonknowles.co.uk](mailto:julie.mills@brutonknowles.co.uk) no later than 5:00pm on 10<sup>th</sup> January 2025.

Offers are to be submitted using the standard bid proforma, a copy of which is available in the data room.

The landowner reserves the right to proceed to a second bid stage and/or hold formal interviews prior to a preferred party being selected and does not bind itself to accept any of the offers submitted.

## OVERAGE AND UPLIFT

The landowner will require the retention of an uplift of 70% of any increase in price where the property is sold undeveloped or unaltered within 36 months from the date of completion.

The bid proforma invites offers for a percentage overage where a change of use for anything other than an educational, community, or existing use results in an enhanced value net of planning costs.

## GUIDE PRICE

Price on application / Offers invited

## VIEWINGS

Viewings are strictly by appointment only via Bruton Knowles. A series of block viewings will be arranged throughout the marketing period and for further details of dates and times please contact [julie.mills@brutonknowles.co.uk](mailto:julie.mills@brutonknowles.co.uk).

## DATA ROOM

An online data room has been prepared and contains all relevant information in relation to the Property. For access, please email [julie.mills@brutonknowles.co.uk](mailto:julie.mills@brutonknowles.co.uk).

**Subject to contract – October 2024**

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