

Development Opportunity

Land at Weddington Lane

Weddington Lane, Nuneaton, Warwickshire



Key Highlights

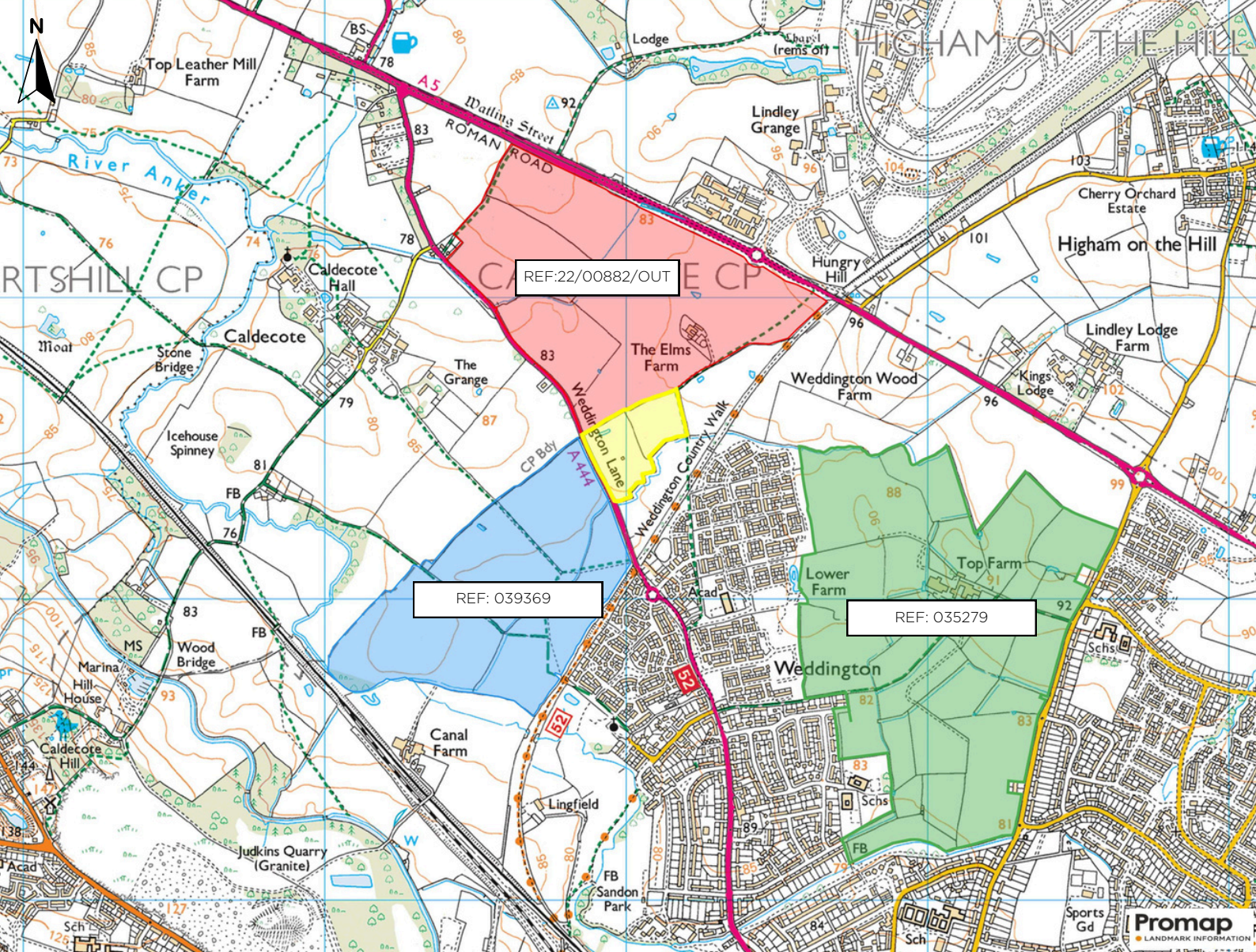
- Development Opportunity (STP) For Sale, Subject to Contract.
- Total site area: Approximately 16.3 acres (6.59 hectares).
- Offers invited on a Subject to Planning Basis, Option or Promotion Agreement.
- Offers invited by way of Private Treaty.

Savills Birmingham
55 Colmore Road
Birmingham B3 2AA

+44 (0) 121 200 4500

[savills.co.uk](https://www.savills.co.uk)

savills



Summary

The site comprises 16.3 acres (6.59 hectares) of greenfield land. The land is bound by the A444 to the south and a mix of arable and grassland on all other boundaries.

The land shaded red on the above plan is the proposed southern extension to the Mira Technology Park. We understand this land has a resolution to grant (planning reference: 22/00882/OUT). As part of this application the A444 is due to be upgraded.

Land shaded blue Gladman have recently had an appeal dismissed for land off Weddington Road for development proposed to include up to 700 dwellings and associated ancillary uses. A copy of the dismissal is available in the information pack. The scheme was found to be in conflict with the development plan but the inspector offers a well balanced decision and should be considered in light of the proposed reforms to the NPPF.

Location

The site is located in Nuneaton situated approximately 2.5 miles (4 km) north west of the town centre. Nuneaton is a market town in north Warwickshire, lying approx. 25 miles (40 km) east of Birmingham and 9 miles (14km) north of Coventry.

The market town offers a range of local amenities and services including, schooling, retail and leisure facilities and has proved to be a consistently popular location for new housing development over the last decade or more.

West coast mainline Nuneaton Station located 2 miles (3.2 km) south east of the subject site offering regular local and national services between/to Leicester, Birmingham New Street, Manchester Piccadilly, London Euston, Crewe and Leamington Spa.

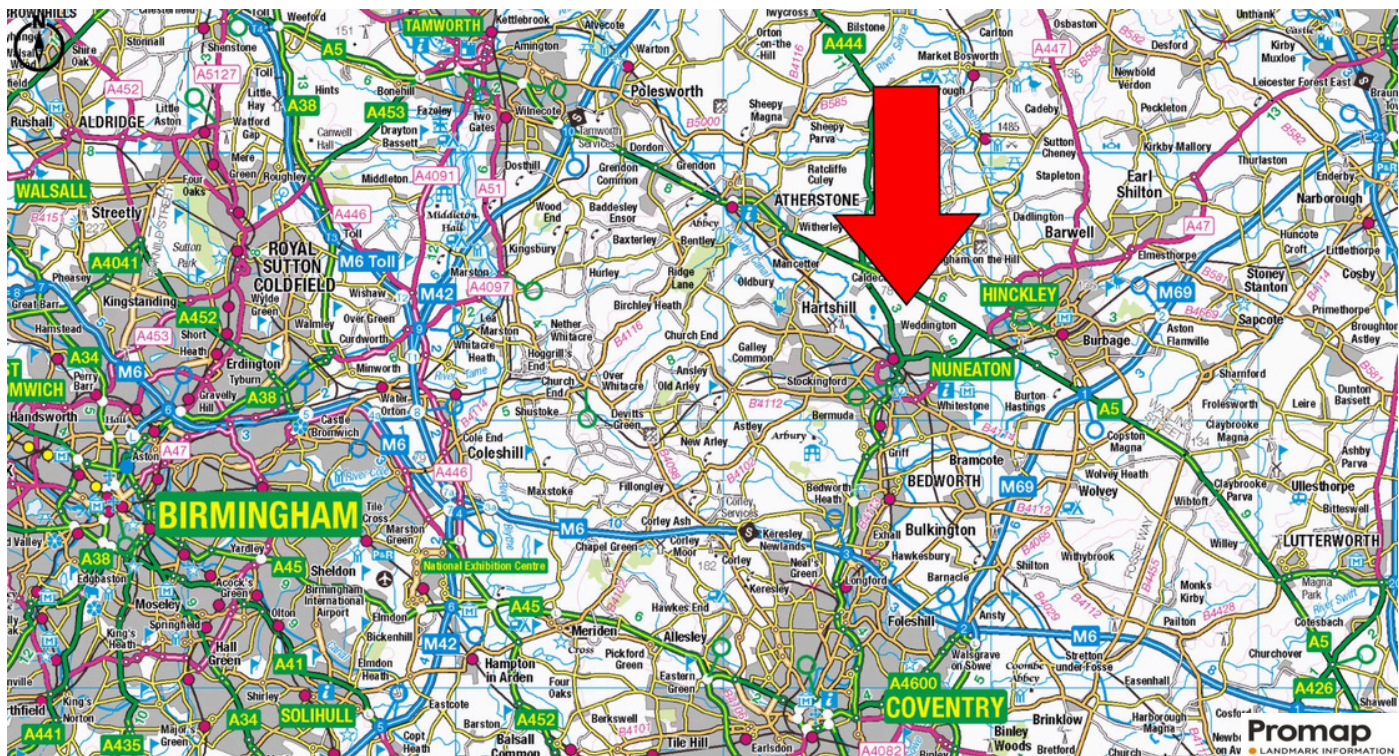
The M69 and M6 motorways are highly accessible offering fast connections to surrounding conurbations and the strategic road network.

Savills Birmingham
55 Colmore Road
Birmingham B3 2AA

+44 (0) 121 200 4500

[savills.co.uk](https://www.savills.co.uk)

savills



Planning

The site is located within the administrative area of Nuneaton and Bedworth Borough Council. The Nuneaton and Bedworth Local Plan 2011 - 2031 sets out the planning strategy for the area was adopted in June 2019.

The local plan is currently being reviewed with regulation 19 having taken place. December 2024 is the potential date for the adoption of the local plan review but this is likely to be pushed back in light of the NPPF.

The site is located just outside of the settlement boundary for Weddington but is located outside of the Greenbelt.

No previous planning applications have been made on the site.

VAT

VAT will not be payable on the purchase price.

Services

Interested parties are advised to make their own enquiries with respect to their land requirements with regards to the ability to connect and confirmation of sufficient capacities to the site.

A new Severn Trent gravity fed sewer pipe is currently being laid on the northern boundary of the property. A copy of the plan showing the location of the pipe is available in the information pack.

Legal

The land is held freehold under Land Registry title number WK345778

Viewings

It is possible to view the site from the Public Highway, otherwise access to the site is strictly by appointment only, to be arranged with Savills.

Offers

Offers are sought on a freehold subject to planning, option, or promotion agreement basis.

Offers are to be submitted in writing to Savills for the attention of Andrew Galloway MRICS and Tom Walker MRICS at 55 Colmore Row, Birmingham, B3 2AA or via the following email addresses only:

Agalloway@savills.com
Tom.walker@savills.com

An offer proforma will be available on request. Interested parties will be required to populate the proforma as part of their offer.

Please note the vendor reserves the right to not accept the highest, or indeed any offer received.

CONTACTS

For further information please contact:

Andrew Galloway MRICS

agalloway@savills.com
+44 7967 555 596

Tom Walker MRICS

tom.walker@savills.com
+44 7976 324 243

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 19.11.2024

savills