

FOR SALE

An exciting mixed-use
Development Opportunity [STP]

AVISON
YOUNG



INDICATIVE BOUNDARY ONLY.

BODMIN ROAD | WYKEN | COVENTRY | CV2 5DB

1.01 ACRES / 0.41 HECTARES

The Opportunity

WE ARE PLEASED TO PRESENT THIS DEVELOPMENT OPPORTUNITY ON BODMIN ROAD, COVENTRY, OCCUPYING A PROMINENT CORNER POSITION AT THE JUNCTION WITH FARREN ROAD.

The site comprises a cleared development site, measuring c.1.01 acre (0.41 ha). Prominently located within an established mixed-use area, the site offers excellent potential for redevelopment subject to the necessary planning consents.

The site's strategic location, combined with its extensive road frontage and easy access to major transport links such as the A46 and M6, makes this an attractive development opportunity in a high-demand area of Coventry.

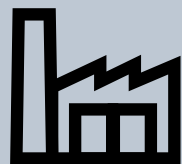
The site benefits from a resolution to grant planning permission (ref: PL/2025/0002239/ FULM) for *Residential development of 22 no cluster dwellings and associated parking and amenity space*.

OFFERS ARE INVITED FOR THE FREEHOLD PROPERTY IN ITS ENTIRETY ON BOTH A CONDITIONAL AND UNCONDITIONAL BASIS.

THE VENDOR HAS A PREFERENCE FOR UNCONDITIONAL OFFERS.



FREEHOLD PROPERTY
MEASURING 1.01 ACRES
0.41 HA.



THE SITE BENEFITS
FROM A PREVIOUS
PLANNING CONSENT
FOR INDUSTRIAL USE.



RESOLUTION TO GRANT
PLANNING PERMISSION
FOR 158 BED SCHEME,
LOCATED WITHIN A SHORT
WALKING DISTANCE OF
UNIVERSITY HOSPITAL
COVENTRY & WARWICKSHIRE.



SUITABLE FOR A RANGE
OF OTHER USES, INCLUDING
RESIDENTIAL OR CARE (STP).

BODMIN ROAD | WYKEN | COVENTRY | CV2 5DB

Location:

TRANSPORT AND THE LOCAL AREA

The surrounding area provides a comprehensive range of local amenities just a short distance away, including a Tesco Supermarket, Marks & Spencer Simply Food, and various local shops and cafes.

Residents or businesses will benefit from proximity to educational facilities such as Caludon Castle School and Pearl Hyde Community Primary, as well as the University Hospital Coventry & Warwickshire, which is within walking distance.

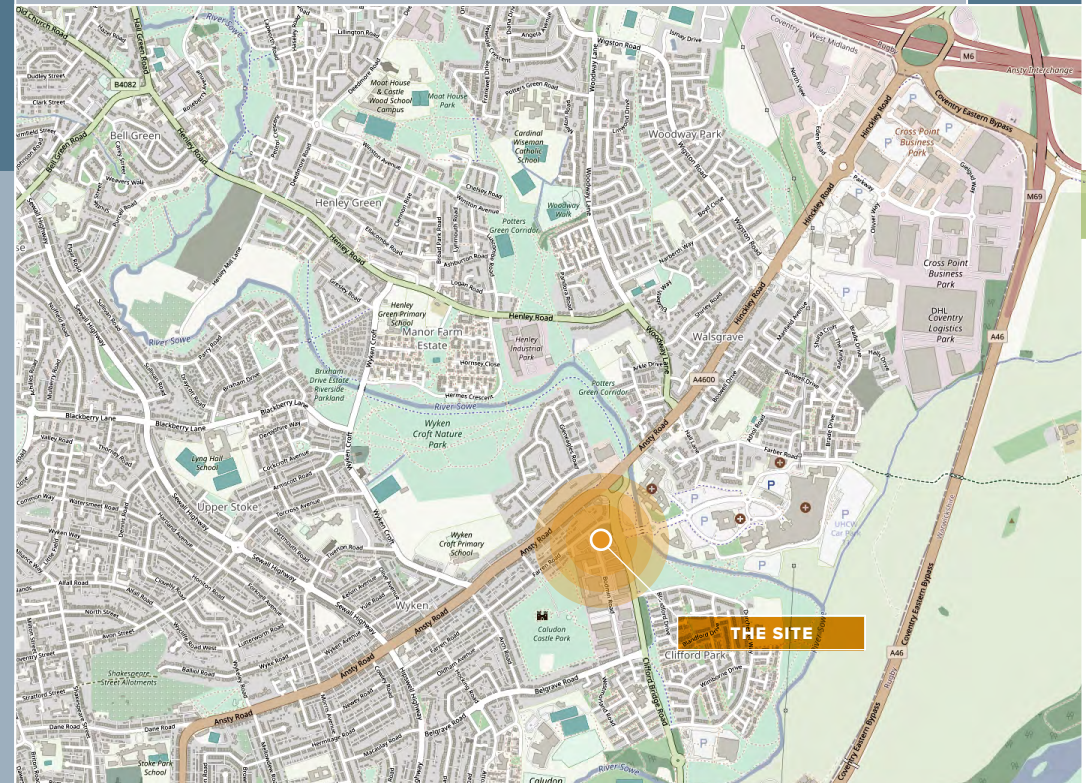
Bodmin Road connects directly to key arterial routes, including the A4600 (Ansty Road), providing convenient access to Coventry city centre, located approximately 3 miles to the southwest.

The site is well positioned for regional travel, with Junction 2 of the M6 and the A46 both within a few minutes' drive, ensuring seamless links to the wider Midland motorway network.

Public transport connectivity is excellent, with multiple local bus routes serving the immediate vicinity and offering frequent links to the city centre and neighboring districts.

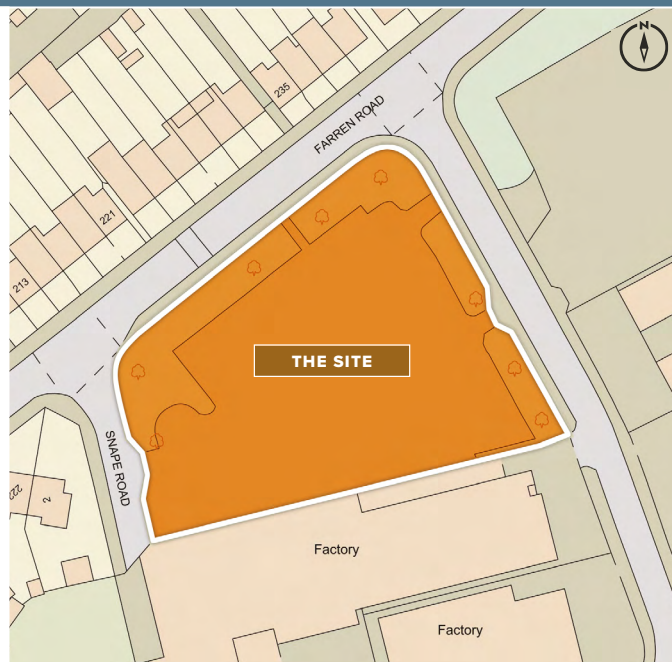
For rail travel, Coventry Arena and Coventry Mainline Station are both easily accessible, providing direct services to Birmingham New Street and London Euston.

THE SITE IS PROMINENTLY LOCATED ON BODMIN ROAD IN THE HEART OF WYKEN, OFFERING A DEVELOPMENT OPPORTUNITY WITHIN ONE OF COVENTRY'S MOST ESTABLISHED SUBURBAN DISTRICTS.



BODMIN ROAD | WYKEN | COVENTRY | CV2 5DB

Property details



Please note that the plan and boundaries shown are for indicative purposes only.

TENURE

The property is registered under the freehold title number WK54674 which measures c.1.01 acres (0.41 ha).

The property is to be sold freehold with vacant possession and subject to all third party rights, easements and statutory designations currently passing. Prospective purchasers must satisfy themselves in this regard.

SERVICES, HIGHWAYS & ACCESS

The site currently has two points of access from Bodmin Road and Snape Road. We understand that all mains services are available to the property however, prospective purchasers must satisfy themselves in respect of the availability, capacity and sustainability of all services and utilities.

VAT

All offers are to be inclusive/exclusive of VAT which may apply.



VIEWINGS

All parties wishing to inspect the property are required to make prior arrangements with Avison Young.

Avison Young request that interested parties do not attempt to gain access to the property outside of accompanied viewing inspections. We would request discretion in the event interested parties undertake any roadside inspections of the property.

BODMIN ROAD | WYKEN | COVENTRY | CV2 5DB

Planning

THE SITE FALLS UNDER THE JURISDICTION OF COVENTRY CITY COUNCIL.

The property is guided by the Coventry Local Plan (2017), which forms the statutory framework for the city and sets out the vision and strategy for sustainable growth and development through to 2031.

Situated in a predominantly residential area of Wyken, the site offers significant potential for high-quality redevelopment. Given the site's historical use and its prominent corner location, there is clear scope for a range of alternative uses, including residential, commercial, or community-led schemes, subject to obtaining the necessary statutory consents.

Policy support generally exists for the regeneration of underutilised brownfield land, with an emphasis on contributing positively to the local housing stock or enhancing the vitality of the local urban environment. Any proposed redevelopment will be in accordance with the adopted planning policies and the character of the surrounding area.

The site benefits from a resolution to grant planning permission (ref: PL/2025/0002239/FULM) for *Residential development of 22 no cluster dwellings and associated parking and amenity space.*

The proposed development comprises 158 en-suite bedrooms in a purpose built accommodation reserved for staff of University Hospital Coventry and Warwickshire (UHCW). A letter of support from the NHS is available within the data room. The resolution to grant was approved at committee on 17th September 2026, subject to the signing of the s106 Agreement.



CG IMAGE OF PROPOSED SCHEME.



CG IMAGE OF PROPOSED SCHEME.

The site also benefits from a full planning permission (ref: FUL/2021/3422) granted in February 2022 for the *'Demolition of existing industrial buildings and erection of new buildings for Use Class E(g)(i) R&D, Use Class E(g)(ii) industrial processes, Use Class B2 general industrial and Use Class B8 storage and distribution use forming 9 units within 2 blocks'*. We understand this permission has been implemented and is therefore extant.

We recommend that all interested parties carry out their own due diligence and make their own enquiries directly with Coventry City Council Planning Department to determine the specific development opportunities and feasibility for the site.

BODMIN ROAD | WYKEN | COVENTRY | CV2 5DB

Method of Sale

TECHNICAL DATA ROOM

Further information in respect of the property is available in the dedicated technical data site available via the Avison Young website:

[> CLICK HERE FOR DATA ROOM](#)

The technical data room has been compiled by Avison Young in their capacity as advisers to the Vendors. This has been compiled from information supplied by the Vendors and information available in the public domain. The technical information is provided solely for use by recipients in considering their interest in submitting an offer for the acquisition of the Property.

Please be advised that plans, drawings and other information on the data site are protected by copyright, patent and warranty laws.

The information provided should be used for consultations and illustrative purposes only. Therefore, no reliance should be placed on the information or further copies made without the permission of the copyright owner.

BASIS OF OFFERS

Offers are to be submitted in writing, using the bid proforma provided within the data room, together with any supporting information to the selling agents:

toby.moran@avisonyoung.com

joe.williams@avisonyoung.com

Interested parties are permitted to submit an offer on more than one basis. Our client reserves the right not to accept the highest or any offer received.

Subject to Contract.
October 2026

*CG images used by kind permission
of Callingham Architects.*

Contacts

FOR MORE INFORMATION ABOUT THIS
PROPERTY, PLEASE GET IN TOUCH:

TOBY MORAN SURVEYOR

T +44 (0)121 609 8306

M +44 (0)7442 384536

E toby.moran@avisonyoung.com

JOE WILLIAMS DIRECTOR

T +44 (0)121 609 8820

M +44 (0)7736 279 930

E joe.williams@avisonyoung.com

**AVISON
YOUNG**

DISCLAIMER

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. All prices quoted are exclusive of VAT. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers / funders / lessee.

BODMIN ROAD | WYKEN | COVENTRY | CV2 5DB