

2.5 Acre Freehold Development Opportunity

Strategic Coventry Site with Potential for a Range of Uses (STP)

Triumph Recreation Club, Tile Hill Lane, Coventry, CV5 6UB

Highlights

- Freehold development opportunity extending to approximately 2.5 acres.
- Prominent location within an established Coventry commercial and residential catchment.
- Potential for a range of uses subject to planning, including industrial/logistics, trade counter, self-storage, roadside, care and residential development.
- Less than 0.5 miles from Canley Railway Station.
- Approximately 2 miles from Coventry City Centre.
- Available with vacant possession.

Description

The opportunity comprises a rare vacant freehold site extending to approximately 2.5 acres. The site occupies a highly accessible position within west Coventry and is considered suitable for a variety of redevelopment opportunities, subject to obtaining the necessary planning consents.

There are 4 different entry points onto the site, 2 to the north and 2 to the south area of the site.

The site benefits from strong surrounding residential and commercial occupier populations and excellent accessibility to Coventry city centre, the A45 and wider motorway network.

Site boundary indicated on red line plan.

Location

The site is located within the Canley area of Coventry, approximately 2 miles west of the city centre. Coventry is one of the UK's fastest-growing cities and benefits from excellent connectivity via the A45, A46, M6, M69 and the wider Midlands motorway network.

The location is also well positioned for the University of Warwick, Canley Railway Station and a substantial surrounding residential population.



Please contact the marketing agents for further information or to view:

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Planning

Interested parties are invited to undertake their own planning investigations. The site is considered to offer potential for a range of alternative uses, subject to securing all necessary consents.

Title

Freehold (Title No. MM75992)

Viewings

Access is strictly by appointment only and to be arranged through C&W. C&W request that interested parties do not attempt to gain access to the site outside of accompanied viewings.

Costs

Each party will be responsible for their own professional costs incurred in the transaction.

VAT

The VAT Status of the property is to be confirmed



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