

# Land at Severn Road, Bulkington, Warwickshire CV12 9QQ



## Prime Residential Development Opportunity (Subject to Planning)

Detailed Planning Permission for the erection of around 160/170 dwellings to be sought in accordance with successful purchasers layout

- Located in the popular Warwickshire village of Bulkington
- Approximately 6.46 ha (16 acres) gross with a net developable area of circa 4.7ha (11.6 acres)
- Allocation for residential development in the Submission Version Nuneaton & Bedworth Borough Plan 2011-2031

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## Opportunity

Hawksmoor are instructed by our clients to seek offers from interested parties for this prime greenfield residential development opportunity in the popular Warwickshire village of Bulkington.

The site is now an allocation for residential development in the Submission Version Nuneaton & Bedworth Borough Plan.

## Location

Bulkington is a sought-after village located in the Warwickshire Borough of Nuneaton & Bedworth. The village has a resident population of 6,146 (2011) and provides a variety of amenities including a Co-op foodstore, banks, pharmacy and public houses.

The area is adequately served by education establishments including St James' Church of England Junior School and the Ofsted-rated 'Outstanding' (2007) Arden Forest Infant School in Bulkington. The Nicholas Chamberlaine Technical College (ages 11-18) is located just 0.9 miles to the west of the village in Bedworth.

Bulkington is approximately 7 miles to the north east of the City of Coventry and 4.3 miles to the south of Nuneaton where direct rail services to Birmingham New Street (28 minutes) and London Euston (from 59 minutes) can be found. The village is located 3.5 miles to the north east of Junction 3 of the M6 Motorway providing onward links to the M1, M42 and the M69.

## Description & Situation

The site is situated to the west of Bulkington, approximately 0.6 miles east of the village centre. It lies to the north of Bedworth Road and west of existing residential development at Severn Road. To the west, the site boundary is formed by a railway line and there are further fields to the north.

The site comprises existing farmland and extends to approximately 6.46 ha (15.96 acres) gross. The topography of the site slopes down to the west. There is an existing gated access point to Bedworth Road to the south of the site.

## Planning

The site is current designated Green Belt in the Nuneaton & Bedworth Borough Council's (NBBC's) adopted Nuneaton & Bedworth Local Plan 2006.

Policy DS5 of the Publication Version of the emerging Nuneaton & Bedworth Borough Plan 2011-2031 proposes to allocate the site, together with other land (collectively known as HSG8 'West of Bulkington') for up to 495 no. dwellings. Policy DS7 'Green Belt' subsequently proposes to remove the site from the Green Belt. Vendors have submitted reps for the site to be submitted on an independent (non aggregated) basis.

On 24 May 2017, the Council considered responses to the Submission Version Borough Plan and this has now been submitted to the Secretary of State for Examination, which it is anticipated will commence in Autumn 2017. Once adopted, the Borough Plan will replace the 2006 Local Plan.

A detailed planning application for around 165 no. dwellings, including 25% affordable housing (policy compliant) is being prepared for the subject site with access proposed to be taken via Bedworth Road and Severn Road. This application will be refined and informed by the successful bidders layout and house types. Further details on the application will be made available to interested parties.

## Local Planning Authority

Nuneaton & Bedworth Borough Council  
Town Hall  
Coton Road  
Nuneaton  
CV11 5AA  
Telephone: 024 7637 6376  
[www.nuneatonandbedworth.gov.uk](http://www.nuneatonandbedworth.gov.uk)

## Highway Authority

Warwickshire County Council  
Shire Hall  
Warwick  
CV34 4RL  
Telephone: 01926 410410  
[www.warwickshire.gov.uk](http://www.warwickshire.gov.uk)

Accommodation Schedule				
Type Ref	No. Beds	Sq.ft	No. Units	Total Sq.ft
A	2	690	25	17250
B	3	760	8	6080
C	3	870	57	49590
D	3	950	6	5700
E	3	950	7	6650
F	3	1000	19	19000
G	3	1020	8	8400
H	4	1200	16	19200
I	4	1250	8	10000
J	4	1300	12	15600
		166		157470



**Indicative Layout Plan**  
(subject to discussion with LPA)

## Tenure

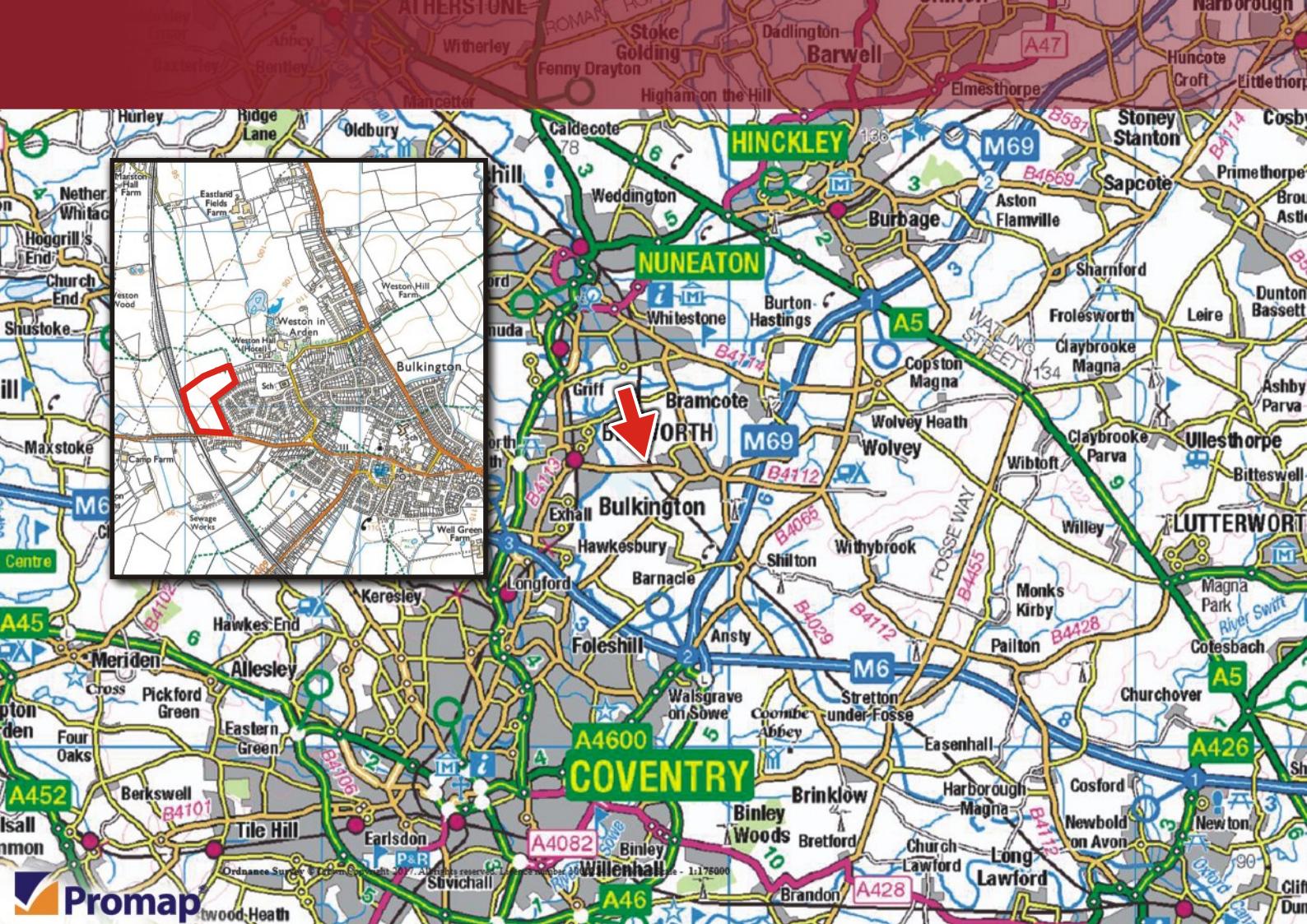
The site is held freehold and will be sold with the benefit of vacant possession.

## Information Pack

An information pack is available on a dedicated website. Access details will be provided following receipt of an initial expression of interest. The information pack will include: appraisal layout, topographic survey, Geoenvironmental Phase 1 desk-based study, preliminary ecological advice, technical reports and a legal pack.

## Method of Sale

The site is offered for sale by informal tender. Offers conditional upon the grant of detailed planning permission are to be made on the basis that the tenderer's preferred layout, house types and landscaping will be utilised. The initial contract will be subject to and conditional upon deductions in respect of agreed S106 and abnormal costs. Offers are invited for the freehold interest in the property. Vacant possession is to be provided upon legal completion.



## Viewing Arrangements

The land is currently being farmed. Viewing is by prior appointment through the sole selling agent Hawksmoor. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

## Contact Information

If you would like to discuss this site in further detail, please do not hesitate to contact Brian Egerton or Tom Bathurst at: Hawksmoor, Suites 1 & 2, City Point, Swan Road, Lichfield, Staffordshire, WS13 6QZ

**Telephone:** 01543 266660  
**Email:** begerton@hawksmoorps.co.uk  
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