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PROPERTY CONSULTANCY

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# TUNNEL ROAD ANSLEY | WARWICKSHIRE | CV10 9PX

Outline planning consent for the construction of up to 79 dwellings • Potential for second phase of residential development

## FOR SALE

# TUNNEL ROAD

## FOR SALE

ANSLEY | WARWICKSHIRE | CV10 9PX

- **Outline planning consent for the construction of up to 79 dwellings**
- **Potential for second phase of residential development**
- **Adjoining open fields**
- **Edge of village location**
- **Site area of approx 7.9 acres (3.197 ha)**
- **Strategic location in North Warwickshire**

### Location

The site is situated at the edge of settlement in Ansley and has residential housing along its southern boundary, allotments and open fields at its western end, agricultural land to the north and Tunnel Road comprising its eastern boundary. Ansley is a medium sized village in North Warwickshire with a parish population of around 2,200. The major centres of population nearby are Nuneaton which is 5 miles away, Coventry 11 miles and Birmingham 20 miles. The site occupies an attractive position with views from the site over open fields and rolling North Warwickshire countryside.

There is a potential second phase of residential development land, subject to planning, which will potentially be accessed and serviced from the consented site being sold. The potential second phase land is approximately 4.70 acres (1.90 hectares)

### Site Area

7.9 acres (3.197 hectares) approximately providing a net developable area of approximately 6.5 acres (2.63 hectares)

### Tenure

Freehold with vacant possession.

### Planning

The subject land has the benefit of an outline planning consent granted upon appeal (6th January 2017) for the construction of up to 79 dwellings (Use Class C3) means of access and associated works (with all other matters relating to appearance, landscaping, layout and scale reserved).

The planning application reference is: PAP/2015/0370.

The appeal reference is:  
APP/R3705/W/16/3149572.

### Information Pack

There is further site information available via a dedicated Dropbox and by hard copies if requested. The information pack includes the following:

- Topographic survey/ ordnance site plan denoting site boundaries.
- Copy of the illustrative masterplan.

- Copy of a planning report and outline planning consent.
- Appeal decision.
- Ecological report.
- Transport assessment.

The Dropbox link can be sent on request.

### Services

Purchasers are invited to make their own enquiries about the availability of services. The purchasers will be required to bring services to the edge of the Second Phase land, this being particularly for foul drains and of course access too. Further details available from the agents.

### Viewing

The site is available for inspection from the public highway as well as the public footpath which crosses the site.





# KEY

-  Existing Trees & Hedging to be retained
-  Public Open Space and Linear Green Routes
-  Attenuation Pond
-  Collector Roads with Footpaths to both sides
-  Shared Surface access
-  Emergency Link access
-  Footpath Links

Project  
Tunnel Road, Ansley

Drawing Title  
**Indicative Master Plan**

Client  
Muller Property Group

Number/Figure  
**Figure 9.01**

Scale @ A3  
1:1250

Date  
May 2015

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## Tunnel Road, Ansley



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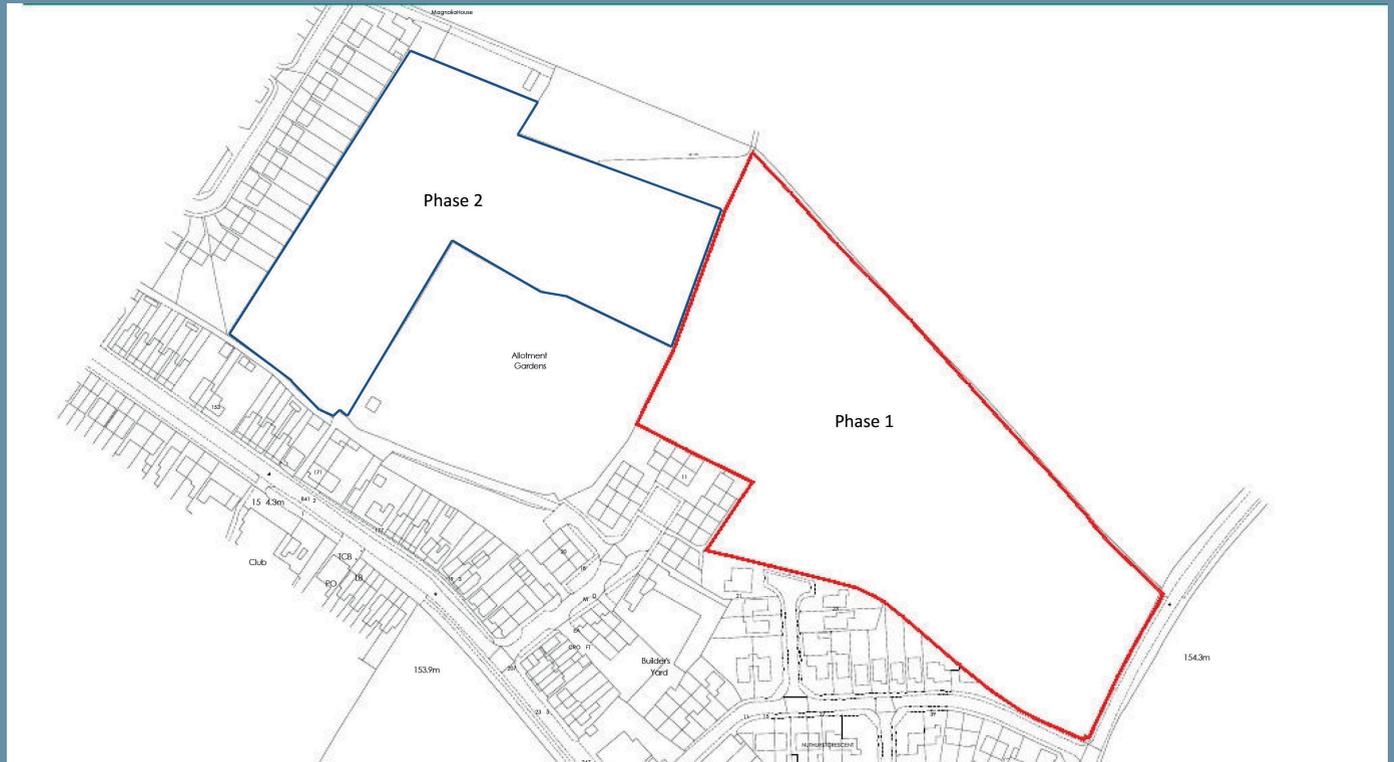
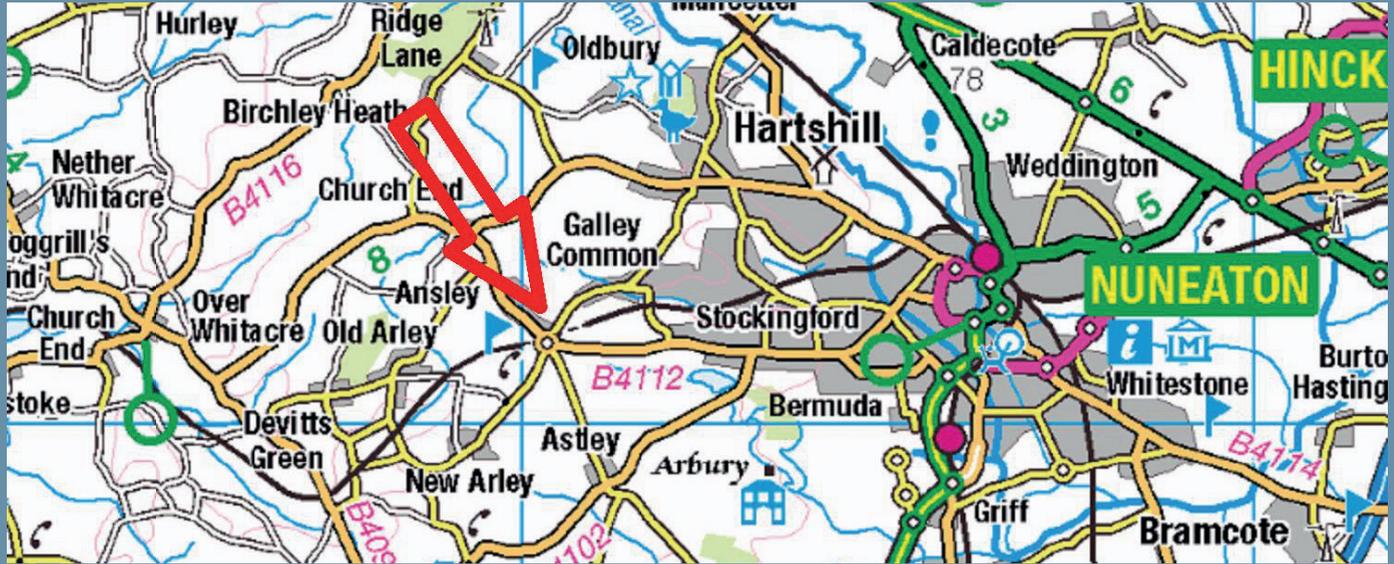
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