



The Royal Arms Sutton Cheney, Market Bosworth, Warwickshire, CV13

Guide Price [£]1,750,000

A re-development opportunity in a highly sought after village

Former public house / hotel site with planning application pending for the conversion of the existing buildings into 9 residential units with a total GIA of approximately 11,060 sq.ft.

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Description

The site offers a rare and valuable opportunity to create a development of new homes in the highly sought-after location of Sutton Cheney, which is an attractive and unspoilt village in West Leicestershire, only 2 miles from the popular small town of Market Bosworth. Sutton Cheney is a desirable village and developers can be confident that they will be able to create a premium residential product at the site.

Location

Sutton Cheney is about 2 miles south east of the attractive small town of Market Bosworth. Hinckley is approximately 4½ miles to the south and Leicester is approximately 11 miles to the east. As well as the small community pub planned for the site itself, the village has another very well renowned pub, The Hercules Revived, and an active local community including a village hall and the church. Road communications are good, with the A447 approximately 1 mile to east which gives access to the M69 and M1 junction which is about 6 miles to the south. For travelling west, the A5 at Fenny Drayton is about 5½ miles and this in turn gives access to the M42. Birmingham city centre is approximately 33 miles. There is an excellent mainline railway station at Nuneaton with services to Euston in just over an hour and a more local station at Hinckley on the Leicester to Birmingham line. The surrounding countryside is attractive rolling farmland and there is an excellent local footpath network which allows easy access to villages and to Market Bosworth.

The Site

The site currently comprises The Royal Arms public house and hotel of which the main part is a period unlisted building of brick and tile construction, together with extensions to the rear. To the rear of this is an 'L' shaped brick and tile range of buildings currently set out as en-suite letting rooms, and across the car park is a detached building currently used as a function room. There is also a grass paddock of about 0.7 acres.

Planning Position

A planning application (reference 21/01038/FUL) is currently with Hinckley and Bosworth Borough Council and planning approval is expected imminently. Extensive consultations with the planning authority, the Parish Council and other stakeholders has resolved most of the more substantial matters, including those of design and layout etc. The scheme has the informal backing of the Parish Council and planning officers. The latest preferred site layout plans are available in our online dataroom. Please contact Catherine Docherty at the Atherstone Office for access. There will be a s.106 agreement requiring the developer to provide a community building as shown on the plans, and to transfer this and the adjoining paddock to the Parish Council. The building is currently planned to be a prefabricated building of monopitch construction with cedar cladding with a floor area of about 900 sq.ft. The precise terms of the S.106 agreement have not yet been finalised.

As the hotel/pub is an 'asset of community value', the planning permission will include the retention of two rooms of the main building as a community pub. The developer

will need to ensure that the pub rooms are fit for purpose but otherwise is not expected to have any involvement in its ongoing management.

The conversion proposals have been the subject of in-depth pre-app discussions with the local Planning Authority and the Parish Council, and the proposed accommodation currently comprises the following:

Size Type

Flat 1 1,098 sq.ft. 3 bedroom 2 storey 'cottage'
Flat 2 1,194 sq.ft. 3 bedroom duplex apartment
Bungalow 1 720 sq.ft. 2 bedroom
Bungalow 2 1,184 sq.ft. 2 bedroom
House 1 1,054 sq.ft. 2 bedroom 2 storey dormer
House 2 1,399 sq.ft. 3 bedroom 2 storey dormer
House 3 968 sq.ft. 2 bedroom 2 storey dormer
House 4 1,399 sq.ft. 3 bedroom 2 storey dormer
House 5 2,044 sq.ft. 4 bedroom detached
Total 11,060 sq.ft.

Services

The site is understood to be connected to mains water, electricity and sewage services. There is no mains gas and supply will be via LPG. Purchasers are to make their own enquires into these services, they have not been tested by the agent.

Local Authority

Hinckley and Bosworth Borough Council

Viewing Arrangements

Strictly by prior appointment via the agents, Howkins and Harrison LLP at the Ashby office. Please contact James Collier or Ashling Toolan.

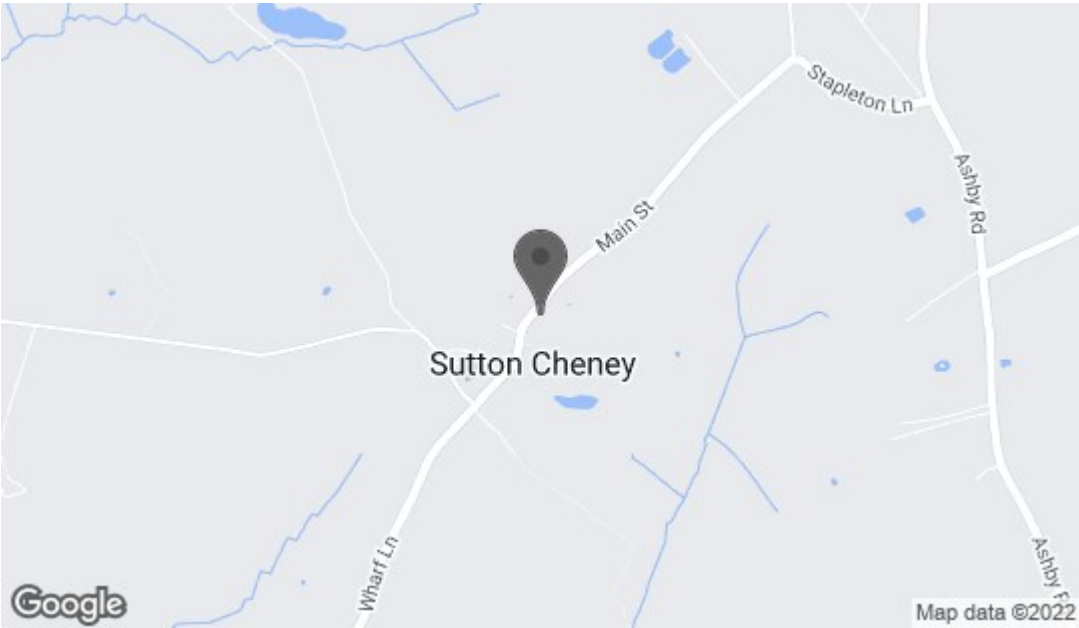
Anti-Money Laundering Regulations

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property, please be aware of this and have the information available.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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