

For Sale



Clifford House, Binley Road, Coventry CV3 1JA

Potential Residential/PBSA Development Opportunity (STP)

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**AVISON
YOUNG**

Clifford House

The Site/Opportunity

Clifford House is a two-storey end of terrace building, currently comprising four offices, each with their own street entrance.

The property located on Binley Road, providing a key 'Gateway' into Coventry. The property is situated close to the roundabout which connects Binley Road, Jimmy Hill Way (A444) and Humber Road (B4110). A cycle lane runs to the front of the property.

The property appears to be brick with a stone façade and a pitched tiled roof. To the rear is a tarmacadam car park with c. 35 spaces and an additional single-storey office building.

We understand from the Energy Performance Certificates that the building extends to 8,568 sq ft (796 sqm). The property is set in approximately 0.46 acres (0.19 ha).

The property has the benefit of positive pre-application advice, with the Council supportive of the property being redeveloped as a 'Gateway' site.

 Freehold property with excellent transport links

 Approx. 0.46 acres (0.19 ha)

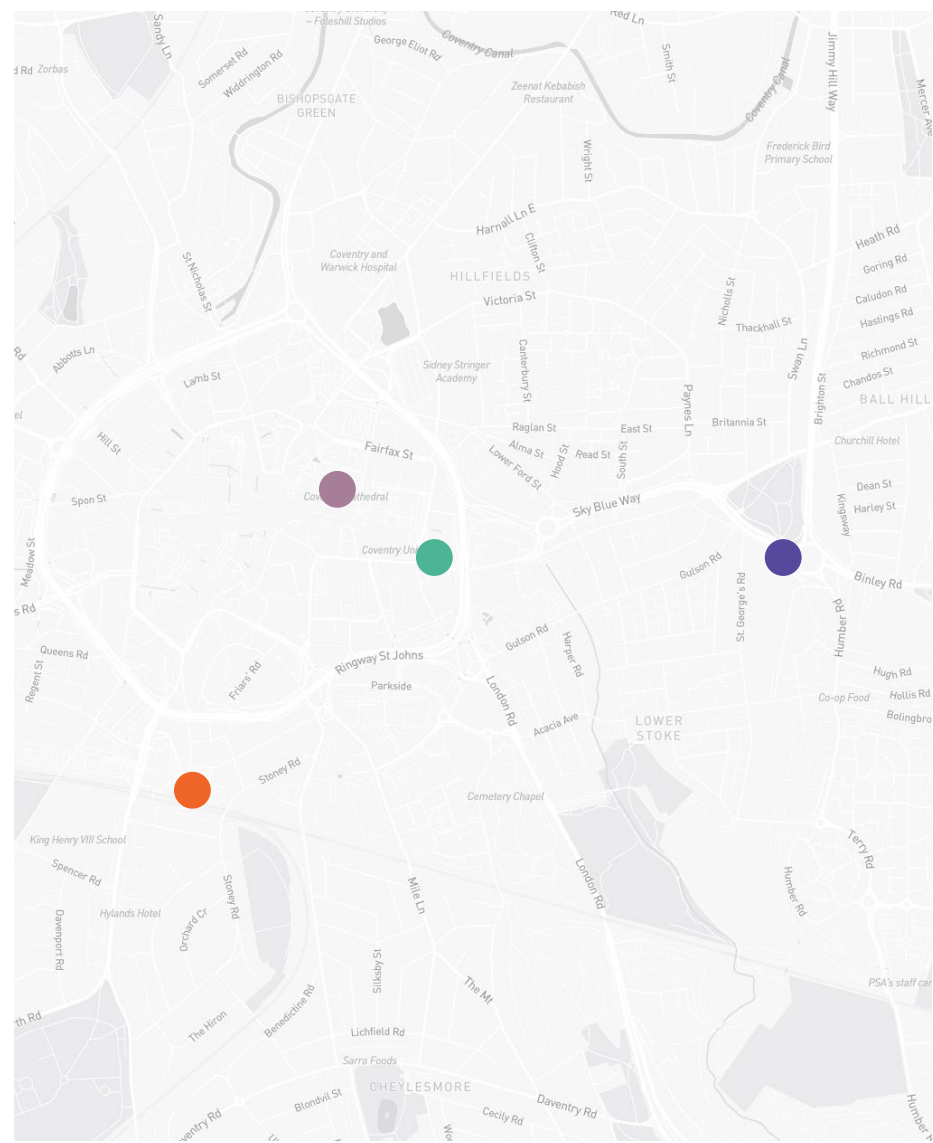
 Suitable for a variety of uses, including Residential or PBSA (STPP)

 Established residential area



Location

Map



Transport and Local Area

The property is located on the corner of Binley Road, providing a key 'Gateway' into Coventry city centre. The property is situated next to the roundabout which connects Binley Road, Jimmy Hill Way (A444) and Humber Road (B4110). Binley Road provides access to the City's Ring Road (A4053), less than 1 mile to the west while the A444 leads to Burton upon Trent, via Nuneaton.

Coventry is approximately 17 miles (27 km) south-east of Birmingham, 21 miles (35 km) south-west of Leicester and 28 miles (46 km) to the north-west of Northampton.

Coventry railway station is 1.1 miles (1.8 km) to the south-west and has regular services to London Euston, Birmingham International, Birmingham New Street and Northampton amongst other stations.

There are a number of bus stops within 0.3 miles (0.5 km) of the property which provide services to Coventry city centre, Rugby and Willenhall.

Junction 2 of the M6 and M69 is located 3.4 miles (5.4 km) to the north-east of the property.

Key

Clifford House

Coventry University

Coventry Railway Station

Coventry Cathedral

Property detail

Tenure

The property is currently occupied on short term agreements with a passing rent of approximately £60,000 per annum. 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.

The property currently comprises five freehold titles (ref.: WM125820, WM97263, WK27606, WK144186, MM376) extending to a total of circa 0.46 acres (0.19 ha) gross.

Services and Highways

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.

Floor Areas

According to the Energy Performance Certificate, the property measures 8,568 sq ft (796 sqm).



EPC

An Energy Performance Certificate dated 9th January 2018 shows a rating of D-90.

VAT

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

Property detail

Planning

The Local Planning Authority is Coventry City Council with planning policies contained within the Coventry Local Plan (2011-2031).

The current planning use is Commercial, Business & Service (E) however the vendor has had pre-application advice from the local authority which is broadly positive for the development of student accommodation at the site.

Architects' plans are available in the data room showing two potential schemes comprising the following:

- Redevelopment to form 80 residential apartments
- Redevelopment to form 186-bed student accommodation

The property may also suit conversion of the existing buildings. Floor plans are included within the data room of the existing accommodation.

Please note that the redevelopment plans are for illustrative purposes only and that no planning permission is currently in place for the conversion/redevelopment of the property.

We recommend that all interested parties carry out their own due diligence and enquiries of Coventry City Council to determine potential schemes at the site.

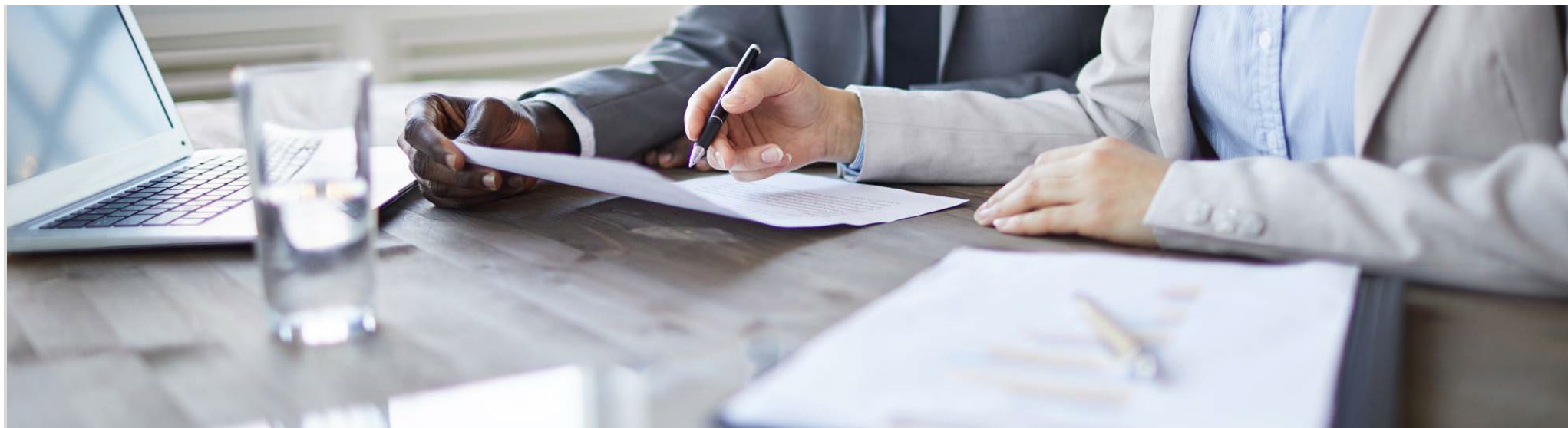


Viewings

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.

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: www.avisonyoung.co.uk/cliffordhouse

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.

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Basis of Offers

Offers are to be submitted in writing by 12 noon on 23rd June 2023, together with any supporting information to the selling agents:

lucy.briggs@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.

**For more information
about this property,
please get in touch.**

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.