

FOR SALE

Residential Development Opportunity

Land at 119 Hillcrest Road, Camp Hill, Nuneaton, Warwickshire, CV10 9HH



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- Positive pre-application response for four residential dwellings
- Bare Site – building now demolished
- 0.29 of an acre (0.12 of a hectare)

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Location

The Property lies to the north of Hillcrest Road in the Camp Hill ward of Nuneaton. The immediate area is residential, with Camp Hill comprising an area of predominantly semi-detached and terraced housing to the northwest of the town of Nuneaton.

The Property fronts Hillcrest Road to the southwest with housing to the east and west. To the north is the remainder of the land title (to be retained by the Council) and comprising woodland which is contiguous with the Moore Valley public park/open space/hiking area situated to the east.

The Property is around 1.2 miles west of the town centre, 7.5 miles north of Coventry, 9.5 miles southeast of Tamworth, and 16 miles east of Birmingham. The Property is sustainably situated for public transport with local bus stops and Nuneaton train station in the town centre. The B4114 some 700m north provides access to the A5 thereafter north to Tamworth and south to London via the A5 or M1. Junction 3 of the M6 is some 4.5 miles to the south, a direct route to London and Birmingham.

Description

The Property forms part of Land Registry Title number WK202824, with the land to be disposed of comprising the circa. 0.29-acre area only, shown outlined in red on the cover page. The building shown within the red line boundary has been demolished, and the woodland to the rear of the title is to be excluded.

The Property is regular in shape being roughly rectangular with a frontage to Hillcrest Road, and comprises scrubland, self-regenerated trees, and tarmac and concrete surfacing.

VAT

We understand the Property is not opted to VAT.

Services

Prior to demolition the Property benefitted from mains gas and electricity which were disconnected, and mains water which has been capped off. Purchasers are to undertake their own investigations in this regard. No tests have been carried out to verify the information.

Tenure

The Property is offered Freehold with vacant possession. The Property forms part of the freehold Title WK202824.

Planning

The Property lies within the planning jurisdiction of Nuneaton and Bedworth Council where planning decisions are governed by the Adopted Borough Plan (2011 – 2031) adopted 11 June 2019. The Borough Council is in the process of reviewing its new plan for the period 2021 to 2039 with the Main Modifications Consultation taking place between 6 May 2025 and 17 June 2025.

The Property is within the Nuneaton and Bedworth settlement boundary in the adopted and emerging Local Plan; woodland to the rear is designated as public open space in the Adopted Local Plan and as a wildlife corridor in the emerging Local Plan.

A pre-application enquiry was submitted by the Council (ref: 227079 - 119 Hillcrest Road, Nuneaton) in July 2025. The proposed scheme submitted for pre-application advice comprised 5no. dwellings; a three-dwelling terraced row on the west of the Site, and a pair of semi-detached dwellings on the east of the Site. All properties would feature two off-street car parking spaces (some tandem), with one visitors car parking space for the Site.

The response from the local planning authority was positive, stating that *'the principle of the development is likely to be considered acceptable by Planning Officers (subject to all other planning matters being adequately addressed)'*.

However, they highlighted a concern that a five-unit scheme may restrict the development's ability to meet planning requirements. A four-dwelling scheme comprising two semi-detached pairs has therefore been proposed and has been considered to satisfy the initial comments (see following page).

Method of Sale

The property is offered For Sale by Private Treaty. The guide price is available upon application.

Interested parties are invited to submit proposals for either an unconditional purchase or conditional contract using the standard proforma which is available upon request from Julie.Mills@brutonknowles.co.uk

Data Room

A data room is available containing the pre-application response and indicative scheme proposals. This is also available upon request from Julie.Mills@brutonknowles.co.uk

Uplift Provision

The landowner will require the retention of an uplift of 70% of any increase in price where the property is sold undeveloped within 36 months from the date of completion.

Legal

Each party is to incur their own legal fees in relation to this transaction.

Viewing

Interested parties may view the land from Hillcrest Road.

SUBJECT TO CONTRACT – JANUARY 2026

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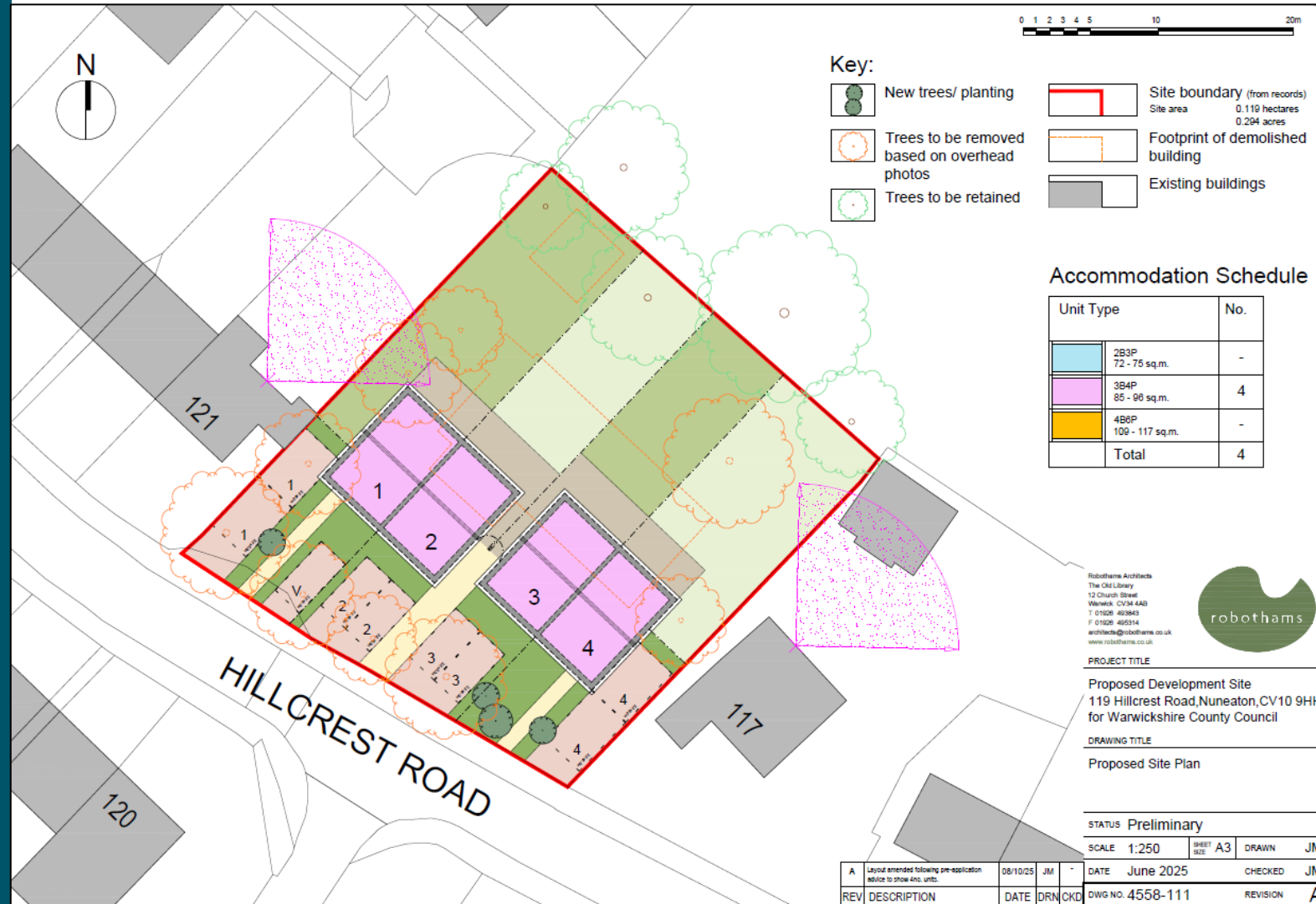
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Proposed pre-application revised four-unit scheme.



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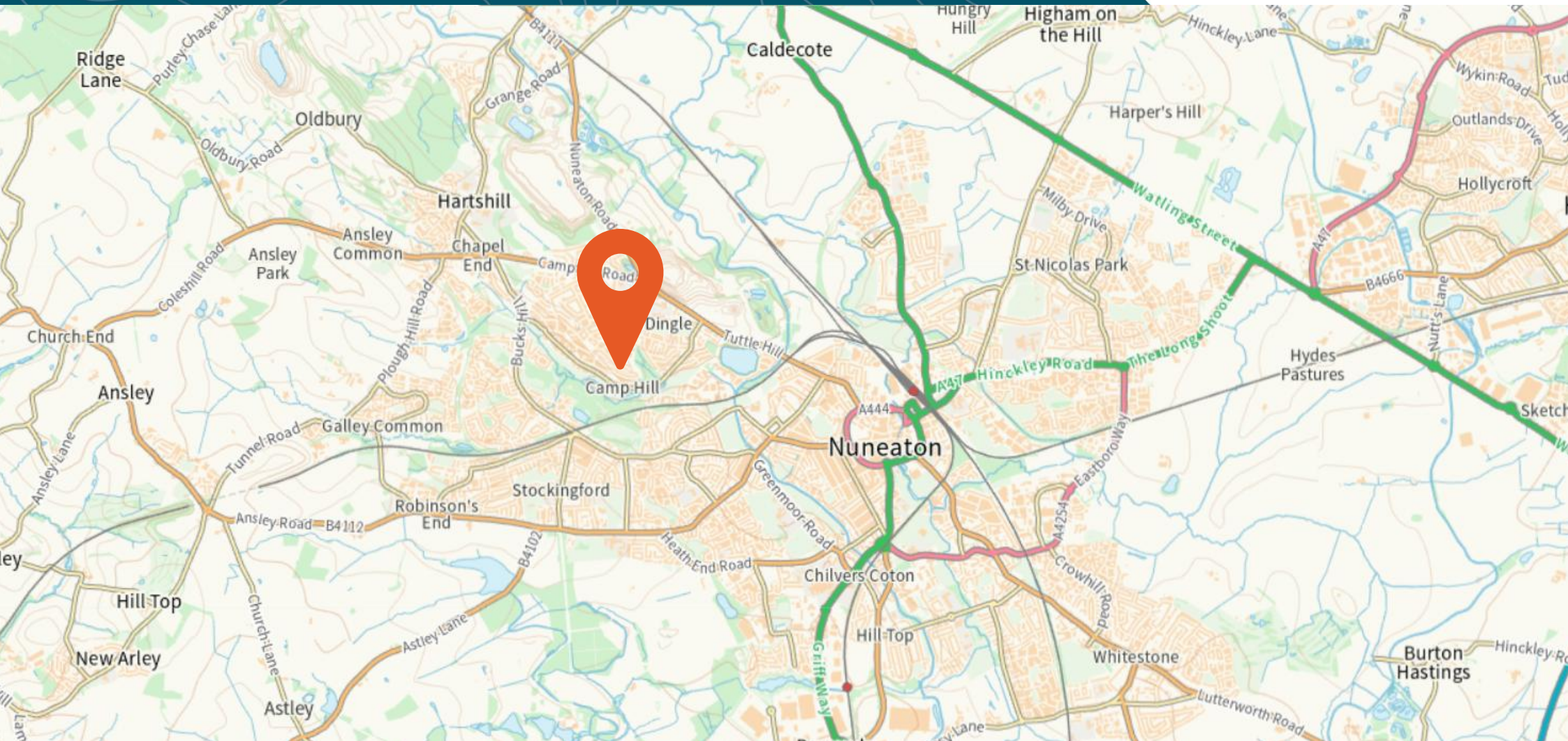
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