



FOR SALE

DEVELOPMENT LAND

229 Haunchwood Road,
Nuneaton, CV10 8DE

Planning submitted for the erection of
10 dwellings (Ref 039491 with
Nuneaton & Bedworth Borough
Council)

*
Suitable for other development (STPP)

*
Prominent roadside location

*
Informal Tender Friday 26 June 2026

*
Site area 0.875 acres (0.35 hectares)



LOCATION

The Cherry Tree is located on Haunchwood Road in a predominantly residential area. The former public house (excluded from the sale) has been recently converted into retail units and apartments and the Vale View recreation area is located directly opposite, along with Stockingford Community Centre. Nuneaton town centre is approximately 1.5 miles distance and accessed via Queens Road. Regular bus services are available from the property to Nuneaton and Atherstone.

Nuneaton is located approximately 24 miles east of Birmingham and 9 miles north of Coventry. Motorway access to the town is extremely good, being 5 miles north of the M6 junction 3 and having good links to the M69/M1 and M42 motorways. Rail services to London Euston are available from 58 minutes. Major facilities include Ropewalk Shopping Centre and the Abbeygate Shopping Centre.

DESCRIPTION

The subject property comprises development land, formerly part of the Cherry Tree public house, extending to in the order of 0.875 acres (0.35 hectares). The parcel of land is potentially suitable for development for a variety of uses (STPP)

The land is predominantly open and grassed, with part of the land currently in use as a car wash and associated car parking. Please note boundaries displayed are for identifications purposes only and the exact site boundaries will be agreed between parties prior to exchange of contracts. Please note that the former public house itself (now converted to retail units with apartments over) is not included in the sale and will be retained by the vendor.

ACCOMMODATION

In more detail, the property comprises the following:

		ACRES	HECTARES
Land	Approximate Area	0.88	0.35
NIA Total		0.88	0.35
		Acres	Hectares

SERVICES

We understand all mains services can be available to the subject property.

PLANNING

Planning has been submitted by the vendor for the demolition of existing single storey outbuilding and car wash facilities and erection of 10 residential dwellings with associated infrastructure and alterations to parking, access and hard and soft landscaping. (Application Ref: 039491 with Nuneaton and Bedworth Borough Council). Planning has not yet been approved however we are advised that only the S106 Agreement remains outstanding. Interested parties are advised to satisfy their own enquiries with NBBC re the current planning position.

TENURE

The Freehold interest in the subject property, subject to vacant possession, is offered for sale by Informal Tender, with a guide price of £875,000. Unconditional and conditional offers will be considered for the property.

Offers in writing must be sent by 12 noon on Friday 26 June 2026 to our offices as follows:

Ward Surveyors Ltd
20 Station Road
Hinckley
LE10 1AW

Envelopes must be sealed and must be marked Informal Tender Cherry Tree.

The details of the offer must include the following:

1. The name, address and daytime telephone number of the party making the offer.

2. The amount of the offer in words.
3. The name and address of the solicitors who will act on the prospective purchasers behalf if they are successful.
4. Confirm that the prospective purchaser has the funds to proceed to an exchange of contracts within four weeks of receiving a contract from the vendor's solicitors.
5. Confirmation of any conditions attached to the offer.

Prospective purchasers should note that the vendor reserves the right not to accept the highest, or any, offer made.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Not required.

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

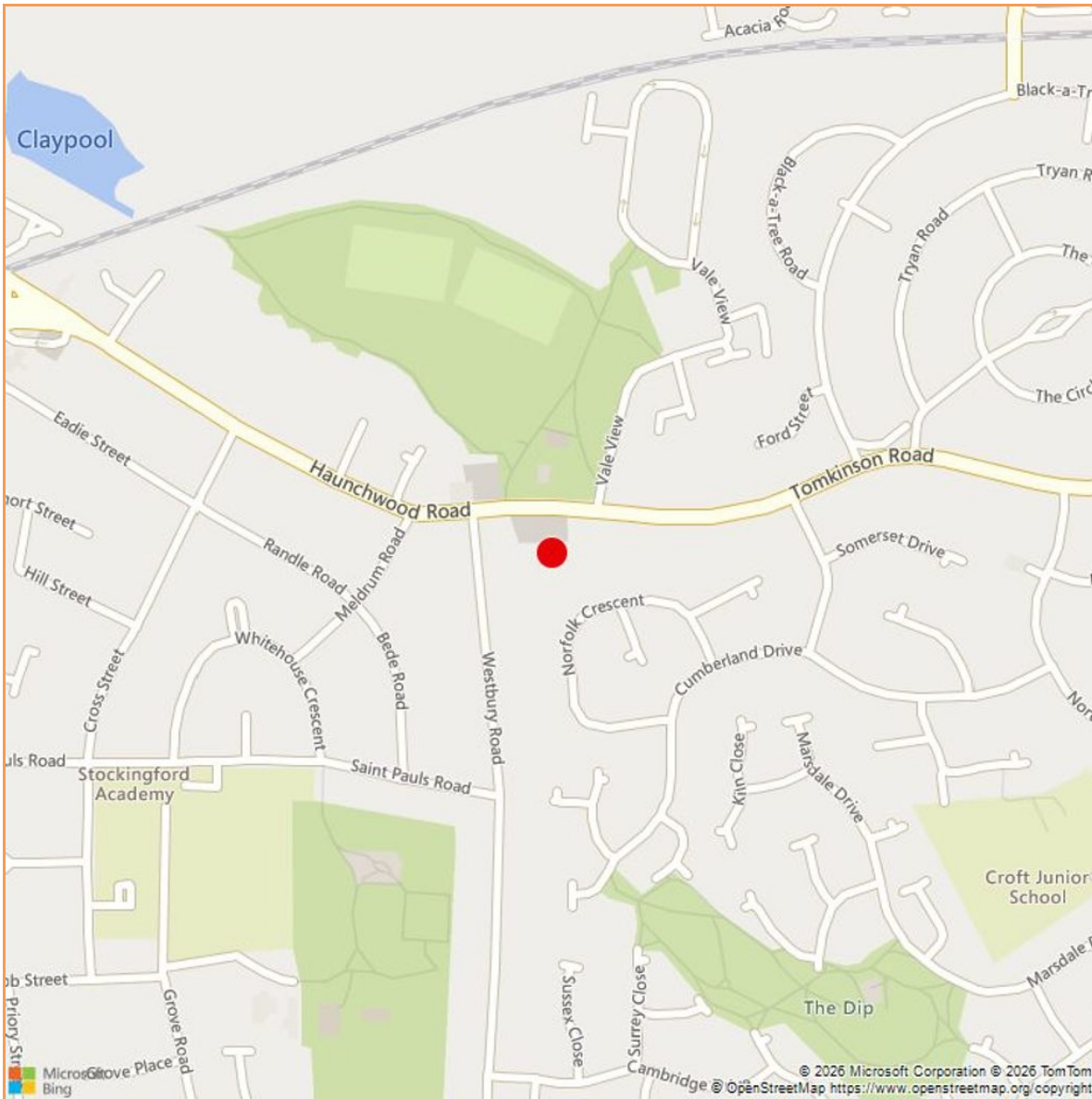
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.

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