



HOLT PROPERTY



Potential Residential Development

Pickford Grange, Pickford Grange Lane,
Pickford Green, Allesley, CV5 9AR
5.4 acres (2.19 ha) SUBJECT TO PLANNING



Executive Summary

- Well-established Land Promoter or Developer sought for approximately 5.4 acres (2.19 ha) of potential residential development land at Pickford Green, Coventry.
- Offers are invited on the basis of a Promotion or Option Agreement to bring the land forward for development.
- The site is located to the west of Coventry, in close proximity to the Eastern Green Sustainable Urban Extension (SUE) development, with access from Pickford Grange Lane.
- Sustainable location with proximity to services, facilities, and transportation links, offering potential for strategic residential growth.
- Flat terrain with minimal development constraints and multiple access points. Within the Green Belt.
- Prime site for residential development, with many nearby successful new developments.
- Potential to accommodate circa 50 dwellings.
- Tile Hill Station: 3 miles, Coventry city centre: 5 miles, Coventry Station: 5.5 miles, Birmingham Airport: 6 miles, and Birmingham: 17 miles.
- Viewings on the land strictly by prior appointment with the Vendor's Agent.

**Bid Deadline Midday
Friday 8 November 2024.**





PROMOTION OR OPTION AGREEMENT

The land is offered on the basis of a Promotion or Option Agreement.

Promoters and Developers are invited to submit offers which must include, but are not limited to, the following information:

1. Understanding of the current planning situation and opportunity, including experience with the Coventry City Council Planning Authority.
2. Planning strategy and timings, particularly in relation to the Coventry Local Plan Review and the changes to the NPPF.
3. Understanding of how the site relates to the Eastern Green SUE.
4. Assessment of any potential legal, environmental, or technical constraints and proposed strategies for mitigation.
5. Anticipated planning and promotion costs.
6. Scale, type, efficiency and value of anticipated residential development.
7. Commentary on the appropriate quality of the development suitable for the existing / new market and market demand.
8. Proposed access strategy.
9. Scale / estimated cost of supporting infrastructure and delivery options.
10. The form and structure of the agreement.
11. Non-refundable premium(s) offered.
12. The length of term(s) proposed.
13. Minimum landowner receipt per Net and Gross Developable Acre, estimated Gross Development Value (GDV) and land value.
14. Proposed share of sale proceeds or draw-down discount on net land value.
15. Draw-down strategy and overages offered.
16. Due Diligence required prior to entering into an agreement including any necessary surveys, and timeframes, and details of any board approval process.
17. Details of the proposed internal team and any known external consultants.
18. Confirmation that the Landowner's legal, agent, and accountant fees for entering into the agreement, along with ongoing monitoring costs, will be fully covered by the promoter or developer.
19. Details of any other competing sites being promoted, if any, and confirmation that if relevant will accept a restriction on promoting competing sites and the extent of such non-competition zone which could be accepted.
20. Upon agreement of the Heads of Terms the successful Promoter or Developer will be required to provide a Solicitor's undertaking to cover the Vendor's reasonable professional costs.

LAND OWNERSHIP

The land is held under the following freehold title number WM193159. Prospective parties will need to ensure that the title documents have been fully considered as part of any proposal and parties must satisfy themselves as to the extent and content of this title, having taken independent legal advice.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in the particulars.

TENURE

Freehold - vacant possession will be provided at the appropriate time.

BOUNDARIES

The Promoter or Developer will be deemed to have full knowledge of the boundaries. Neither the Vendor nor the Agent will be responsible for defining boundaries.

VIEWINGS

Viewings on the land strictly by appointment only with the Vendor's agent.

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TECHNICAL AND UTILITIES

Please note that parties must satisfy themselves on all technical and utility matters prior to submission of proposals or clearly detail what information or investigations are required prior to entering into an agreement.

VAT

Please note that transactions may be subject to VAT.

LOCAL AUTHORITY

Coventry City Council, One Friargate, Coventry, CV1 2GN.

DIRECTIONS

From Coventry (south): Head north on the Birmingham Road / A45 towards Birmingham. After the Sytner Land Rover Garage take a slight left onto the B4104. After 0.1 miles turn left on Pickford Grange Lane. After 0.2 miles on the left is the field gate to Pickford Grange just after Alderley House.

From Meriden (north): Head east on the B4104 Main Road towards Coventry. After the Middlemarch Environmental office continue straight on at the roundabout and then immediately right onto Pickford Grange Lane. After 0.2 miles on the left is the field gate to Pickford Grange just after Alderley House.

Sat Nav: CV5 9AR

what3words: ///energy.vouch.extra



KEY

Red Line – site boundary.

Blue Line – site within same ownership.



Pickford Grange



ALLESLEY, COVENTRY

Allesley is a well-established and popular residential area located just 3 miles west of Coventry city centre, offering a blend of suburban comfort and convenient access to urban amenities. Although close to the city, Allesley retains a distinct community feel, with a mix of traditional homes and modern developments that makes it a popular choice for families and professionals.

Coventry, the 14th largest UK city, with a population exceeding 345,000 (9% growth since 2011), provides Allesley residents with a vast array of shopping, dining, and cultural experiences. This proximity allows Allesley to enjoy the benefits of a quieter lifestyle without sacrificing access to the vibrant activities and services of a large city.

Allesley is served by a range of well-regarded educational institutions. Nearby are St. Andrew's Church of England Infant School and Eastern Green Junior School, both rated 'Good' by OFSTED, and West Coventry Academy. For families seeking independent education, King Henry VIII School and Bablake School, both rated 'Excellent' by the Independent Schools Inspectorate, are also within easy reach. Furthermore, Coventry University and the University of Warwick, two prestigious universities, are accessible from Allesley.

Transport links from Allesley are excellent, with the A45 providing direct routes to Coventry, Birmingham, and beyond. Major motorways, including the M6, M42, and M40, are all within a short drive, facilitating easy travel across the region. Public transportation is well-established, with regular bus services from nearby Upper Eastern Green Lane connecting Allesley to Coventry and surrounding suburbs. Additionally, Tile Hill Railway Station, just 3 miles away, offers quick connections to Birmingham, while Coventry Railway Station provides direct services to London and other major cities.

The area around Allesley is set to benefit from significant development, including new primary schools, employment land, and mixed-use Local District Centres, which will enhance the community's infrastructure and sustainability. This, coupled with ample green spaces and local amenities, makes Allesley a desirable and strategic location for residential living.

Allesley's combination of suburban comfort, quality education, and strong transport links, all within close proximity to Coventry, makes it an appealing choice for those seeking a balanced lifestyle.



SITE LOCATION

The site, outlined in red on the Site Plan on page 4, encompasses approximately 5.4 acres (2.19 ha) and is located to the west of Coventry, just south of the A45. Access to the site is provided via Pickford Grange Lane, which forms the site's southern and part of its western boundary. The land is currently in equine use and classified as Grade 3 agricultural land. The proximity to the Eastern Green SUE, which was successfully removed from the Green Belt, underscores the site's strategic development potential and accessibility.

ADOPTED DEVELOPMENT PLAN

The site lies within the administrative boundaries of Coventry City Council. The Coventry Local Plan 2011-2031, adopted in December 2017, governs development in the area. This plan sets out provisions for at least 24,600 additional homes by 2031, with an annual target of 1,300 new dwellings. Coventry is identified as a key urban centre in the West Midlands, and the Local Plan emphasises the need to support both residential and commercial growth.

The site is located within the Green Belt, where Policy GB1 outlines strict controls on development, allowing it only under very specific circumstances. However, land just to the east of this site, known as the 'Eastern Green Allocation', was removed from the Green Belt in the current Local Plan, highlighting the potential for strategic development in this area.

EMERGING DEVELOPMENT PLAN

Coventry City Council is actively reviewing its Local Plan to address the city's development needs up to 2041. This review is critical, as it will consider changes in national planning policy and incorporate local priorities such as housing, economic development, and climate change. The review process began with the Regulation 18 consultation in 2023.

Recent updates to the National Planning Policy Framework (NPPF) and revisions to the Standard Method for calculating housing need, including the potential impacts on Green Belt policy and housing allocations, will be carefully considered as part of the Coventry Local Plan Review. These changes will ensure that the proposals align with the latest planning guidance and regulations.

The Regulation 19 consultation is expected in Autumn 2024. The emerging plan is expected to address significant housing needs within Coventry and may also respond to unmet housing demands from nearby areas, such as Birmingham. This approach could result in new housing allocations, including strategic sites and urban extensions, as the plan looks to extend its scope to 2041. The



Green Belt will be a central focus of the review, determining where development can occur while protecting valuable landscapes.

This site was submitted during the Coventry Call for Sites consultation in September 2023, positioning it for potential inclusion in future strategic allocations. Coventry's Housing and Employment Land Availability Assessment (SHELAA), which will assess the site's merits and constraints, is anticipated to be released in the near future.

At this time, the Coventry Local Plan review will likely include updates to site allocations and housing targets, reflecting the latest evidence on housing needs and land availability. The emerging plan will also seek to align with the "One Coventry Plan," which emphasises sustainability, community well-being, and economic growth. The current Local Development Scheme published February 2024, states that the Plan Review will be Adopted in September / October 2025.

PLANNING POTENTIAL

The site at Allesley represents a significant opportunity for sustainable growth within Coventry, particularly as the city is poised for substantial development under its emerging Local Plan Review. Located to the west of Coventry, the site benefits from excellent connectivity to the city centre, as well as to major regional hubs like Birmingham, making it an attractive location for residential development.

As Coventry continues to address its housing needs and plan for long-term growth, this site at Allesley offers the potential to be a component of the city's future development strategy.

ACCESS

The Site's entire southern edge and most of its western edge front onto Pickford Grange Lane, providing extensive access.



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