



Plot 1 & Plot 2 1a Jean Street, Baddesley Ensor, Atherstone, CV9 2EA

Offers In Excess Of £300,000

An exciting development opportunity positioned within a popular and established residential area. Full planning permission has been granted for the construction of two impressive four-bedroom detached homes, adjacent to 1A Jean Street – a recently completed example of the finished design. Plot One extends to approximately 1,673 sqft and Plot Two to around 1,691 sqft. The site enjoys a convenient setting with excellent access to the Midlands road network, making it an ideal location for commuters and families alike

15 Market Street, Atherstone, Warwickshire CV9 1ET

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



LOCATION

The property is located in the village of Baddesley Ensor, a popular North Warwickshire community offering a blend of village charm and excellent transport connections. The village provides a range of everyday amenities including a convenience store, post office, public house, primary school, and recreational grounds, together with access to open countryside and walking routes. Nearby Atherstone offers a wider selection of shops, restaurants and a mainline railway station, while Tamworth provides extensive retail and leisure facilities. The area is ideal for commuters, with easy access to the A5, M42 and M6 motorway networks.

Distances:

Atherstone – 3 miles

Tamworth – 6 miles

Nuneaton – 8 miles

Lichfield – 12 miles

Birmingham Airport – 18 miles

DESCRIPTION

To be sold as one lot- ideal investment/developer opportunity. Please ask if you require any further information

PLANNING PERMISSION

Full planning permission was granted in February 2011 for the construction of two new dwellings with associated access and parking including garage building. Vehicle access is off Jean Street. Application Ref No; PAP/2022/0094

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01827-718021 Option 1

PLANS/DRAWINGS

Howkins & Harrison prepare these plans for reference only. They are not to scale.

Local Authority

North Warwickshire Borough Council - Tel:01827-715341

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The plots are to be sold as freehold with vacant possession being given on completion

Services

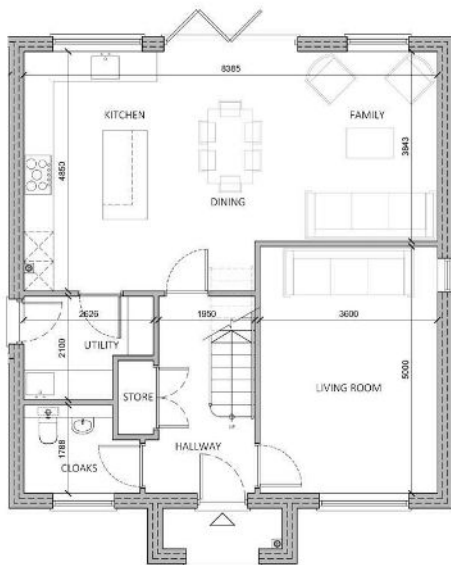
Applicants must do their own check on availability and access for all main services.

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.

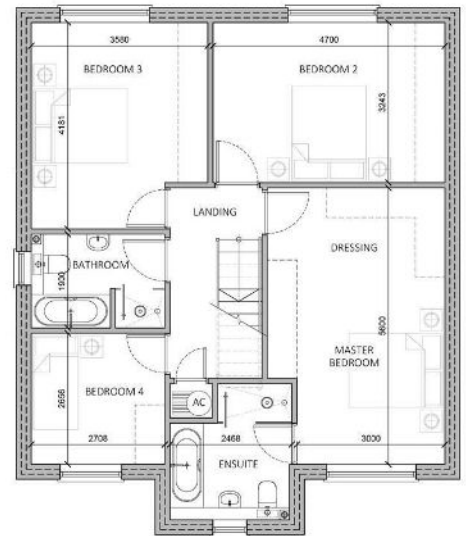




Proposed Ground Floor Plan
[Scale 1:50]

Proposed Side Elevation
[Scale 1:100]

Proposed Side Elevation
[Scale 1:100]



Proposed First Floor Plan
[Scale 1:50]



Energy Efficiency Rating	
Very energy efficient - lower running costs	0 - 100 kWh/m ² /yr
(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	
Very environmentally friendly - lower CO ₂ emissions	0 - 100 g/kWh
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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