

# Residential development land for sale by tender

## Browns Lane, Coventry CV5 9PU

On behalf of Coventry City Council and the Coventry Diocesan Board of Finance Ltd  
jointly marketed via Coventry City Council and Godfrey Payton

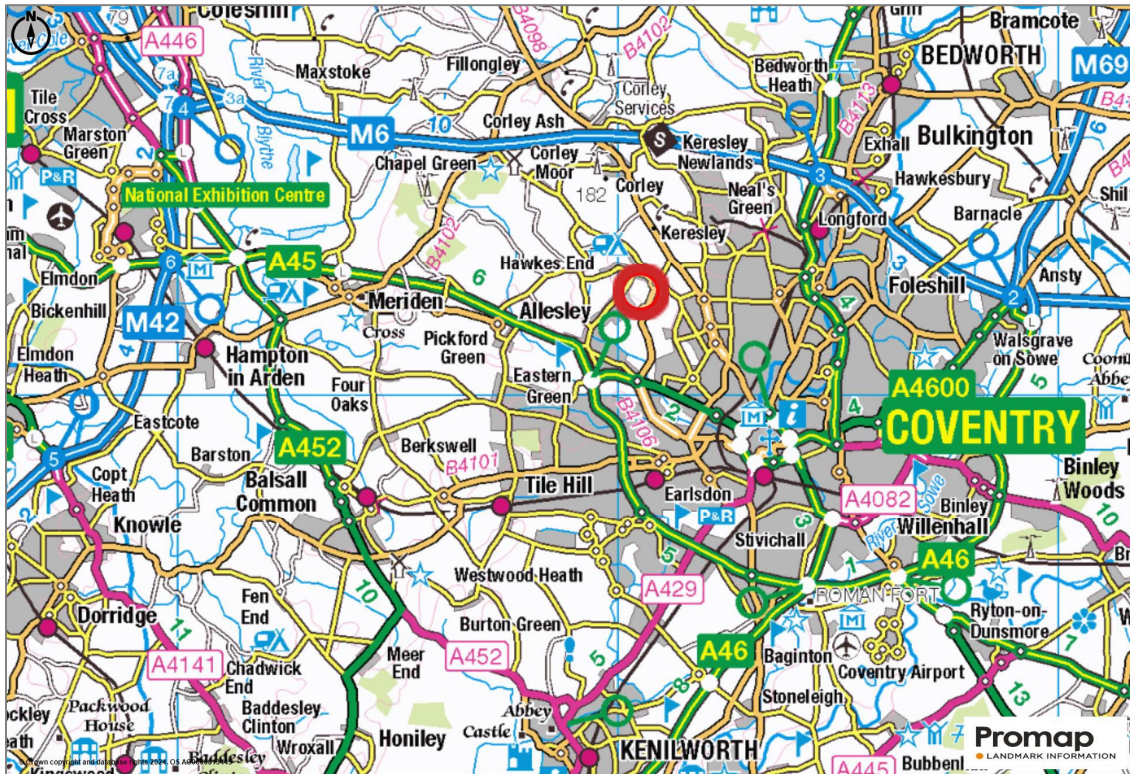


For indicative purposes only

## Key points

- 39 acres/ 16 hectares of Prime residential development land
- Resolution to grant outline planning permission for up to 345 residential dwellings - reference OUT/2022/2259
- Greenfield site
- Excellent location to the north-west of Coventry (Allesley and Brownhill Green)
- The site is bounded by Coundon Wedge Drive to the east, Wall Hill Road & Hawkes Mill Lane to the north and Browns Lane to the west.

# Location plan



# Site plan (land for disposal)



# Masterplan (Planning Ref: OUT/2022/2259)



For illustrative purposes only



## ■ Site location

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The site is located on the edge of an urban area to the north-west of Coventry, within the suburban area of Brownhill Green and adjacent to the suburbs of Allesley, Coundon and Keresley. This is in a residential area close to the open countryside of the 'Meriden Gap.'

The site is easily accessible from the surrounding road network with highways running along its northern (Wall Hill Rd/Hawkes Mill Lane), eastern (Coundon Wedge drive) and western (Browns Lane) boundaries.

The site is well connected, both into Coventry City Centre (4 miles) and onto the A45 towards Birmingham International airport (9 miles), Birmingham city centre (25 miles) and junction 6 of the M42. In time the Keresley link road will provide direct connectivity towards the M6 (Junction 6) and the wider motorway network.

## ■ Site description

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The site area is approximately 39 acres (16 hectares).

It is currently a greenfield site and is bounded by dwellings at the northern, western and southern boundaries.

The site is used for agricultural purposes and combines arable fields to the west with pasture land to the north and the east, including a livestock barn to the south. The boundaries of the fields are formed predominantly by hedgerows and trees. There are also several existing landscape features including ponds and watercourses, as well as specimen and groups of trees, which have been accommodated within the masterplan.

There are currently agricultural tenancies on the land, which will be surrendered prior to sale.

To the north the site boundary varies between directly abutting the highway of Wall Hill Road and Hawkes Mill Lane and bordering existing residential development

(Browns Hill Green). To the east, the site boundary will be Coundon Wedge Drive and the separate residential care home site which is part of the outline planning consent (see planning below). To the south the site borders existing development – a combination of residential (Allesley) and employment (Lyons Park). To the west the site is bounded by a long frontage to Browns Lane, with existing development on the opposite side of the road.

The site is undulating and is accessible by public rights of way and footpaths. The attractive countryside to the north of the site benefits from a significant number of public rights of way.

There is a gas pipeline which crosses the site northeast to south-west which has been accommodated within the masterplan. Further information is available in the data room.

## ■ Planning details

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The site is an allocated housing site in the Coventry Local Plan 2016 policy (H2.6). A resolution to grant Outline planning permission was given by Coventry City Council Planning Committee on the 14 September 2023 for residential development of up to 345 residential dwellings. The outline planning application includes 2 hectares of housing with care / residential care home provision (Use Class C2), for the avoidance of doubt this element of the site is excluded from the sale.

Details of the outline planning permission can be found on the Coventry City Council planning portal under reference [OUT/2022/2259](#).

A S106 agreement is being finalised and a summary of expected contribution is included with further details in the data room.

## ■ Housing mix

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The development will deliver a mix of housing types, sizes and tenures through discussion with the Local Planning Authority at Reserved Matters stage.

## ■ Boundaries

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Prospective parties will be deemed to have full knowledge of the boundaries. The purchaser will be responsible for defining the new boundary between the residential development site and the 'care home site' shown between point A, B and C on the Sale contract plan.

## ■ Tenure

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The site will be sold Freehold with vacant possession.

## ■ Costs of transaction

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The purchaser will be responsible for a contribution towards the Council's surveyors' and legal fees at 1% plus VAT and 0.5% plus VAT of the purchase price respectively, to be paid on legal completion.

## ■ VAT

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The site is not currently elected for VAT.

## ■ Viewings

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Parties wishing to view the site are requested to make an appointment via the joint agents.

## ■ Bidding Process

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Prospective purchasers will be expected to submit unconditional bids for the site as per the Bid Form;

**Bid 1)** based on a policy compliant scheme at 25% affordable housing comprising the following:

- Tenure Mix: 15% social rent and 10% intermediate housing
- Property type mix, in accordance with the Coventry City Council Affordable Housing SPD (March 2022), as set out in the table below:

1 beds	2 beds	3 beds	4 beds
20%	30%	30%	20%

**Bid 2)** based on a policy compliant scheme in 'Bid 1' and additional 15% social housing of 3 and 4 bedroom homes only, comprising the following:

- Tenure mix: 15% social rent
- Property type mix:

1 beds	2 beds	3 beds	4 beds
		60%	40%

A worked example of the Affordable housing mix is included in the data room.

Parties are encouraged to offer on both bid bases. Offers on only one bid basis may be considered.

The tender closing date is **Friday 20 September 2024 at 12 noon**. Completion is expected by February 2025.

# CSW-Jets E-tendering System

Tender reference is COV – 19756. The Tender process will be carried out electronically via CSW-Jets – Joint E-Tendering System. Tenders will be submitted via CSW-Jets. Please register your details with our team of surveyors below to receive notifications on the tender process and system, as directed in the Land and Disposals section of our website. Successful applicants will be notified within 28 days of the tender.

The further information pack is available via [CSW-Jets](#) and the Council's [data room](#).

*Please be advised that the Council will be seeking best offers but reserve the right to not accept the highest or any offer. Subject to contract.*

## Surveyors' contact details

### Coventry City Council



#### Manjit Gahir

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### Godfrey Payton



GODFREY-PAYTON  
CHARTERED SURVEYORS

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Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

SUBJECT TO CONTRACT

24 July 2024