

Residential development land for sale by tender

Earlston Avenue South CV5 6QE

On behalf of Coventry City Council



For indicative purposes only

Key points

- 1.16 acres/ 0.47 hectares of prime residential development land
- Outline planning permission on 5 June 2025 for eight residential dwellings - reference [PL/2025/0000265/OUT](#)
- Outline planning permission on 18 August 2025 for 24-unit care home - reference [PL/2025/0000263/OUTM](#)
- Excellent prime location near city centre.

Site plan (land for disposal)



Masterplans



For indicative purposes only



Site location

The site is located in a desirable residential area south of the Coventry city centre, adjacent to a designated local green space and nature reserve, with the popular War Memorial Park within walking distance.

It lies within the Kenilworth Road Conservation Area, an established neighbourhood with mainly large detached and semi-detached homes.

The site is accessed via a short adopted residential road leading directly from Earlsdon Avenue South which is immediately off Kenilworth Road. The wider local area benefits from convenient access to local amenities within Earlsdon, good public transport links and direct bus routes into the city centre.

Coventry Rail station is approximately one mile away. Canley Rail station is approximately 2.2 miles.

Site description

The site area is approximately 1.16 acres (0.47 hectares).

The site has been vacant for over 15 years and has been a cleared site since the building's demolition to slab level in around 2010. The land is bounded by established trees and hedges with Stivichall Common to the south and west.

It is within an area which largely comprises of generous proportioned detached dwellings occupying large plots.

■ Planning details

The site has the benefit of 2 separate outline planning permissions, presenting the opportunity for either a residential development comprising eight detached dwellings or a 24-unit retirement home in either C3 (Residential Dwellings) or C2 (Care Home).

Details of the outline planning permission can be found on the Coventry City Council planning portal under:

- Reference [PL/2025/0000263/OUTM](#) for the Care home
- Reference [PL/2025/0000265/OUT](#) for the residential dwellings.

■ Tenure

The site will be sold Freehold with vacant possession.

■ Costs of transaction

The purchaser will be responsible for a contribution towards the Council's surveyors' and legal fees at 1% plus VAT and 0.75% plus VAT of the purchase price respectively, to be paid on legal completion.

■ VAT

The site is not currently elected for VAT.

■ Viewings

Parties wishing to view the site are requested to make an appointment via the Council's property team, details below.

■ Bidding Process

Prospective purchasers will be expected to submit unconditional bids for the site as per the Bid Form on the CSW jets websites

The tender closing date is **Friday 12 June 2026 at 5pm**. Completion expected by September 2026.

CSW-Jets E-tendering System

Tender reference is COV – 26116. 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.

Contact

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Prospective purchasers rely on their own inspection and not on any information provided on the website or otherwise by Coventry City Council.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Coventry City Council to ensure accuracy and to check that the facts contained in these particulars are complete.

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

11.05.2026