

# LAPSED PLANNING SITE CV9 - 21 APARTMENTS & RESTAURANT

<https://palaceauctions.com>

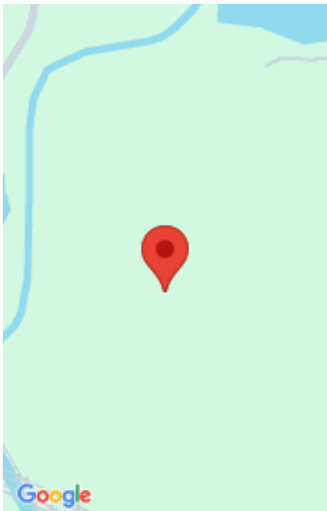
Atherstone CV9, UK



£650,000

CV9 development site opportunity in Atherstone, North Warwickshire. This freehold parcel has lapsed outline planning permission for a sympathetically designed mixed-use scheme comprising 21 apartments. Secondly together with, a 2,000 sq ft ground-floor restaurant. Situated in a designated growth corridor. The site benefits from prior approvals, minimizing pre-application risk and expediting a fresh submission. In [...]

- development and investment, land and development
- development opportunity, off market property
- for sale off market



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## Category

**Off market property:** yes  
**House:** no  
**Investment property:** yes  
**Commercial property:** yes  
**Other Real estate:** yes

**Land with Development:** yes  
**HMO investment:** no  
**Hotels and apartment hotels:** no  
**Mixed commercial and Resi:** yes  
**Below Market value:** yes

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## Description

**Refer to Terms & Conditions:** Array

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## Amenities & Features

**Features:** ☐ Mixed-use zoning compliance principal approval previously granted, ☐ Lapsed outline planning for 21 residential apartments (mix of 1-2 beds) over ground-floor restaurant, ☐ Cost per apartment: £156308, ☐ Gross development value (GDV): £3445000 (5.0% sale ROI), ☐ Guide price: £650000 + 3% fee, ☐ Rental-hold strategy: 3.8% net yield; 7.9% annualized return (10 yrs), ☐ Freehold title, ☐ Site area: approx. 0.25 ha with main road frontage, ☐ Estimated total development cost: £3282460, ☐ Excellent access to A5/M42 corridor; adjacent to Atherstone station

