

# pickfordgate



Parcel 1 | Pickford Gate | Pickford Green Lane | Coventry

An exciting opportunity to acquire a gateway parcel to a major sustainable urban extension to the western edge of Coventry, with potential for up to 250 new homes.



The parcel comprises approximately 29.8 acres (12.06 hectares) and lies to the east of Pickford Green Lane, forming a gateway to the south western corner of Pickford Gate.

- **Resolution to grant Outline Planning Permission (Ref: OUT/2018/3225)**
- **Gateway parcel – with potential for up to 250 dwellings**
- **Gross site area - 29.8 acres (12.06 hectares)**
- **Net developable area – 16.51 acres (6.68 hectares)**
- **25% Affordable Housing**

### Location and Description

This parcel is located approximately 3.1 miles (5 km) west of Coventry city centre and 7.9 miles (12.6 km) east of Solihull. Coventry has a population of 325,949 (2011 Census) and benefits from having a wide range of facilities, amenities and excellent transport links.

Within the local catchment area there is St Andrew's Church of England Infant School (OFSTED: Good), Eastern Green Junior School (OFSTED: Good) and West Coventry Academy. The nearest independent schools include King Henry VIII (ISI: Excellent) and Bablake (ISI: Excellent). The University of Coventry and Warwick are also located within close proximity to the site.

A new three form entry primary school, 15 hectares of employment land, a mixed-use Local Centre and District Centre are proposed as part of the outline planning application, which will enhance the sustainability of the scheme.

Pickford Gate is well located within the local infrastructure network and will benefit from direct access to the A45 bypass that connects the site with Coventry, Birmingham and beyond. The M42, M6, M45 and M40 are all within 10 miles (16 km) of the site.

Upper Eastern Green Lane benefits from a number of bus services, which provide routes to Coventry and surrounding suburbs. Birmingham Airport is less than 10 miles to the north west of the site. Tile Hill Railway Station lies approximately 2.2 miles (3.5 km) south of the site, providing services to Birmingham (19 minutes), whereas Coventry Railway Station lies approximately 4.9 miles (7.8 km) to the east and is located on the West Coast Main Line with regular services between London Euston (62 minutes), Birmingham New Street (21 minutes) and beyond.

### Planning - Overview

The land north of Upper Eastern Green Lane and south of the A45 ('the Eastern Green allocation') has been removed from the Green Belt and allocated within the Coventry Local Plan.

An outline application (Ref: OUT/2018/3225) was submitted by Hallam Land Management in November 2018, with all matters reserved except means of access. Coventry City Council resolved to grant Outline Planning Permission at Planning Committee on 26th November 2020 (subject to completion of a Section 106 Agreement).

The Outline Planning Permission will provide for:

- Up to 2,400 new homes, including up to 25% affordable housing and specific provision for the elderly through 'extra-care' provision (use C2 and/or C3);
- The provision of a new grade separated junction with the A45 along with access from Pickford Green Lane;
- A new employment/business area of approx. 15ha for a mix of research and development (B1b), light industrial (B1c)/ industrial (B2) and distribution (B8) uses within the site;
- A mixed-use Local Centre (0.5ha);
- A mixed-use District Centre (3ha) – providing bulky retail and a foodstore;
- A new three form entry primary school (2.7ha) on-site;
- Strategic Green Infrastructure (57.8ha total) which includes publicly accessible green corridors along Pickford Brook, new drainage features, green open spaces, play area, allotments and sports facilities.

Hallam Land Management were granted full planning permission (Ref: FUL/2019/2671) for the construction of a grade separated junction on the A45, with associated access roads, landscaping, drainage and engineering works at planning committee on 25th June 2020. The delivery of these infrastructure works will provide the primary access to the Eastern Green SUE, supported

### Planning – Parcel 1 Specific

The sale parcel will accommodate up to 250 new homes, with access from Pickford Green Lane. The majority of the existing field boundaries are to be retained with the existing public footpaths being incorporated into the scheme. This parcel will include the first part of a strategic landscaping corridor along its northern boundary which will accommodate drainage features and a connection to the wider Slipperside Park.

This parcel will include highways infrastructure and services which will connect with the wider allocation in due course. An obligation will be placed on the purchaser to deliver the required access and services within agreed timescales.

A schedule of costs and contributions likely to be required under the Section 106 Agreement are included within the Information Pack. It will be the responsibility of the purchaser to fulfil all obligations under the Section 106 Agreement and the Purchaser will indemnify the Seller against any future costs or liabilities.





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## Masterplan



Parcel 1

### Sales & Technical Pack

A comprehensive pack of legal, planning and technical information is available for download via the dedicated website [www.pickford-gate.com](http://www.pickford-gate.com).

The pack is accompanied by a Site Sales Information Overview prepared by Brookbanks and a narrative prepared by Oxalis Planning, which give a detailed summary of this sale parcel.

A video presentation of Pickford Gate and the surrounding area, including a fly-by can also be found on the dataroom.

For login details, please contact Harriett Palin at Strutt & Parker on 01865 366669 or [harriett.palin@struttandparker.com](mailto:harriett.palin@struttandparker.com).

### Method of Sale

Unconditional offers (assuming Outline Planning Permission will be granted prior to exchange) are invited for the purchase of this gateway parcel.

### Tenure

The site will be sold freehold, with vacant possession on completion.

Please refer to the Sales & Technical Pack for further information regarding the retained land and the Purchaser's Works obligations to be placed on the Purchaser for the benefit of retained land.

### VAT

The Vendor has made an election in respect of VAT, which will be payable in addition to the purchase price.

### Local Authority

Coventry City Council,  
One Friargate, Coventry CV1 2GN  
Tel: 0808 583 4333



## Further Information

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Aerial photograph taken in April 2020, particulars prepared November 2020.

If you require this publication in an alternative format, please contact Strutt & Parker on 01865 366660.

## MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact Strutt & Parker and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.