Prime Residential Development Opportunity
Phase One Residential, New Century Park, Allard Way, Coventry

For Sale on Behalf of Goodman and British Land

For Sale Total Site Area Of Phase
One Residential Approximately
10.76 Hectares (26.6 Acres)

- Freehold
- Outline Planning Permission Granted for Residential Development
Overview
Goodman and British Land submitted an outline planning application in 2009 for the redevelopment of the former Marconi site at New Century Park, Coventry for mixed use development.

In 2010 planning permission was granted for residential development, hotel, primary school and B1 and B2 uses.

The residential element is now for sale.

For further information on the commercial element of the scheme please contact Nick Williams (0121 634 8401 or nwilliams@savills.com).

Description
The residential area of the site comprises approximately 10.76 hectares (26.6 acres) and will provide a new residential buffer to the existing housing, providing approximately 365 residential dwellings.

The remainder of the site has consent for approximately 420,000 sq ft of offices, industrial, research and development space, a 112 bedroom hotel, two form primary school and a community facility.

There are two listed buildings present on the commercial parcel of land; these are known as the Grange and the Lodge. These are likely to be refurbished as part of the commercial development. These will not be included in the sale of the residential land.

Location
The site is located to the east of Coventry City Centre, in a predominantly residential suburb.

The site is surrounded by green open space, established residential neighbourhoods and new build development, off Allard Way.

Site access will be from new primary infrastructure linking the two main accesses from Binley Road (A428) and Allard Way (A4082).

The area is well located for the national motorway network, Birmingham International Airport, Coventry Airport and Coventry Railway Station. In the immediate vicinity to the site there are a number of local amenities including a pharmacy, veterinary surgery, shops, public houses and sports centre.

Planning
The site lies within the Coventry City Council administrative area. The site has been the subject of a number of planning applications for its redevelopment. The latest consent for residential development was registered on 22/07/2009, planning reference is 48976/G and was granted through delegated powers on 25th August 2010.

Outline planning permission was granted for redevelopment for business purposes (B1 use class), general industry (B2 use class), storage and distribution (B8 use class), hotel (C1 use class), residential (C3 use class) and education (D1 use class), with car parking, servicing, infrastructure and landscaping.

A copy of the planning permission, s.106 agreement and an Affordable Housing Statement are available from the data room. Access to the data room is available upon request from Emma Warom (0121 634 8479 or ewarom@savills.com).

Infrastructure
The existing Brindley Avenue will be constructed by the vendors on a new alignment to form a tree lined boulevard through the site.

The new roundabout on Brindley Avenue will take the form of a civic square which will lead through to public open space and the residential development, forming a natural buffer between the existing housing and new commercial uses.

Tenure
Freehold, with Vacant Possession upon Completion.

Services
Mains water, electricity and drainage are available on site. It is recommended that prospective purchasers investigate these matters to their own satisfaction.

<table>
<thead>
<tr>
<th>Plot</th>
<th>Use</th>
<th>Site Area</th>
<th>Net Area</th>
<th>GEA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>C3 Residential</td>
<td>26.6 acres</td>
<td>365 Units</td>
<td>365 units</td>
</tr>
<tr>
<td>2</td>
<td>Primary School</td>
<td>4.00 acres</td>
<td>TBC</td>
<td>TBC</td>
</tr>
<tr>
<td>3</td>
<td>B1</td>
<td>3.48 acres</td>
<td>67,500 sq ft</td>
<td>83,333 sq ft</td>
</tr>
<tr>
<td>4</td>
<td>B1</td>
<td>1.86 acres</td>
<td>29,500 sq ft</td>
<td>36,420 sq ft</td>
</tr>
<tr>
<td>5</td>
<td>B1/B2/B8</td>
<td>7.66 acres</td>
<td>102,250 sq ft</td>
<td>126,250 sq ft</td>
</tr>
<tr>
<td>6</td>
<td>B1/B2/B8</td>
<td>2.02 acres</td>
<td>15,840 sq ft</td>
<td>19,555 sq ft</td>
</tr>
<tr>
<td>7</td>
<td>B1/B2/B8</td>
<td>4.79 acres</td>
<td>63,800 sq ft</td>
<td>78,765 sq ft</td>
</tr>
<tr>
<td>8</td>
<td>C1 Hotel</td>
<td>2.20 acres</td>
<td>61,500 sq ft</td>
<td>79,925 sq ft</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>340,360 sq ft</td>
<td>420,248 sq ft</td>
<td></td>
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</tbody>
</table>

(Colour coding relates to the Design and Access Statement)
Local Authority
Coventry City Council
Council House
Earl Street
Coventry
CV1 5RR
Telephone: 024 7683 3333

Offers
Offers are sought for Phase One Residential Site. All information relating to the commercial element is available from Nick Williams (0121 634 8401 or nwilliams@savills.com).

VAT
VAT is payable on the purchase of the site and will be payable by the purchaser.
Viewing
Strictly by appointment with Savills.

Further Information
Further detailed information is available in the data room via secured website. For access please contact Emma Warom Telephone: +44 (0) 121 634 8479 or Email: ewarom@savills.com

Important Notice
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