

TO LET

NEW NEIGHBOURHOOD CENTRE FOUR UNITS LEFT

Top Farm Local Centre | Off Upper farm Drive/Higham Lane | Nuneaton | CV11 6YN

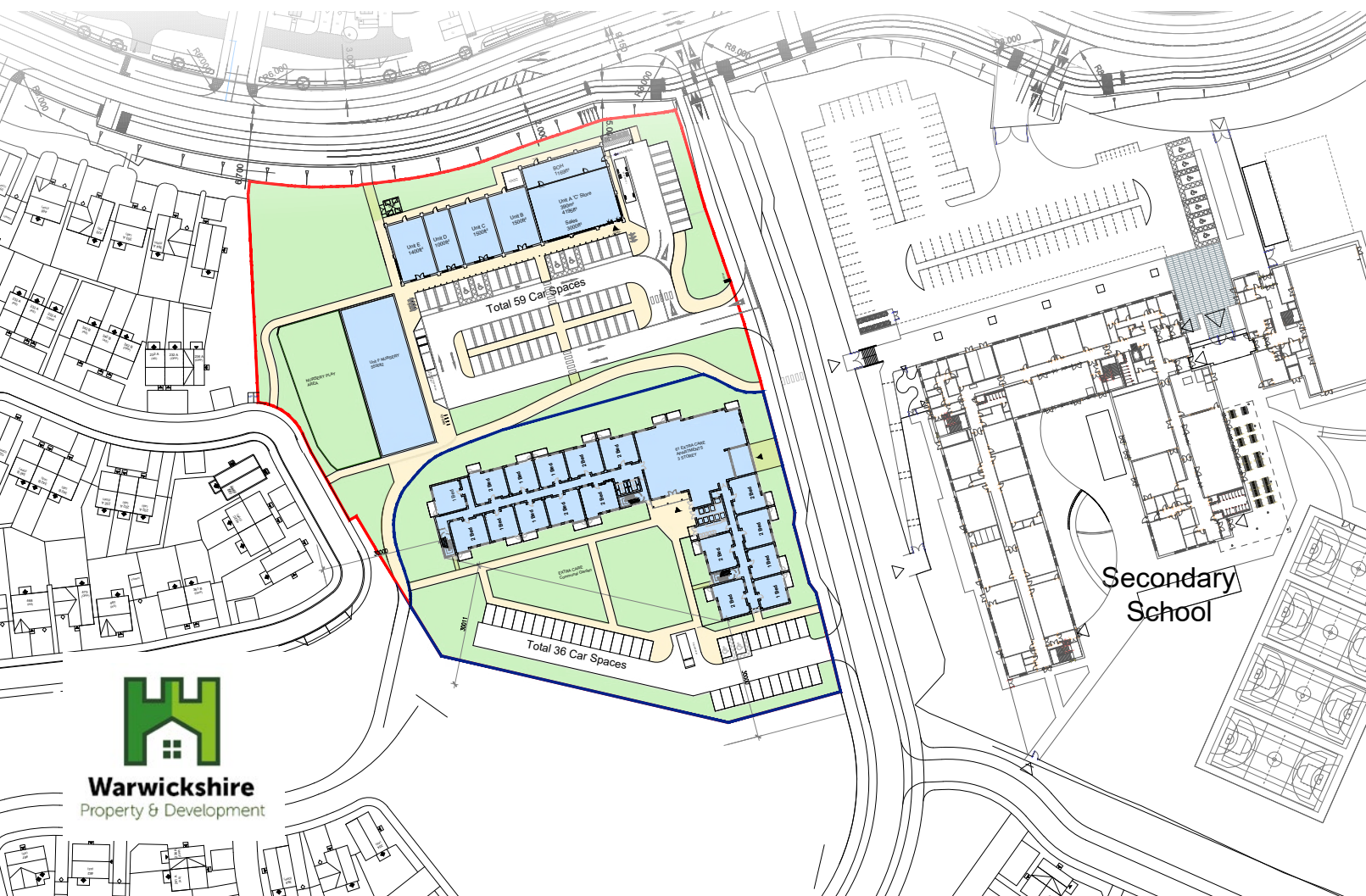


1,700
NEW BUILD
RESIDENTIAL
UNITS (UNDER
CONSTRUCTION
OR PLANNED)



64
PARKING
SPACES

Located within the Top Farm development the proposed scheme will include 9,595 sq ft of retail and a 5,500 sq ft Children's Day Nursery. Convenience store under offer to Sainsburys and Day Nursery under offer to Busy Bees.



Warwickshire
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harrislamb
PROPERTY CONSULTANCY

A444

A5

Higham
Lane

SITE PLAN



DESCRIPTION

The property consists of a new local centre with Convenience Store, Children's Day Nursery and a large 5,400 ft sq area of supporting retail. The property will be a new build scheme alongside 61 extra care apartments.

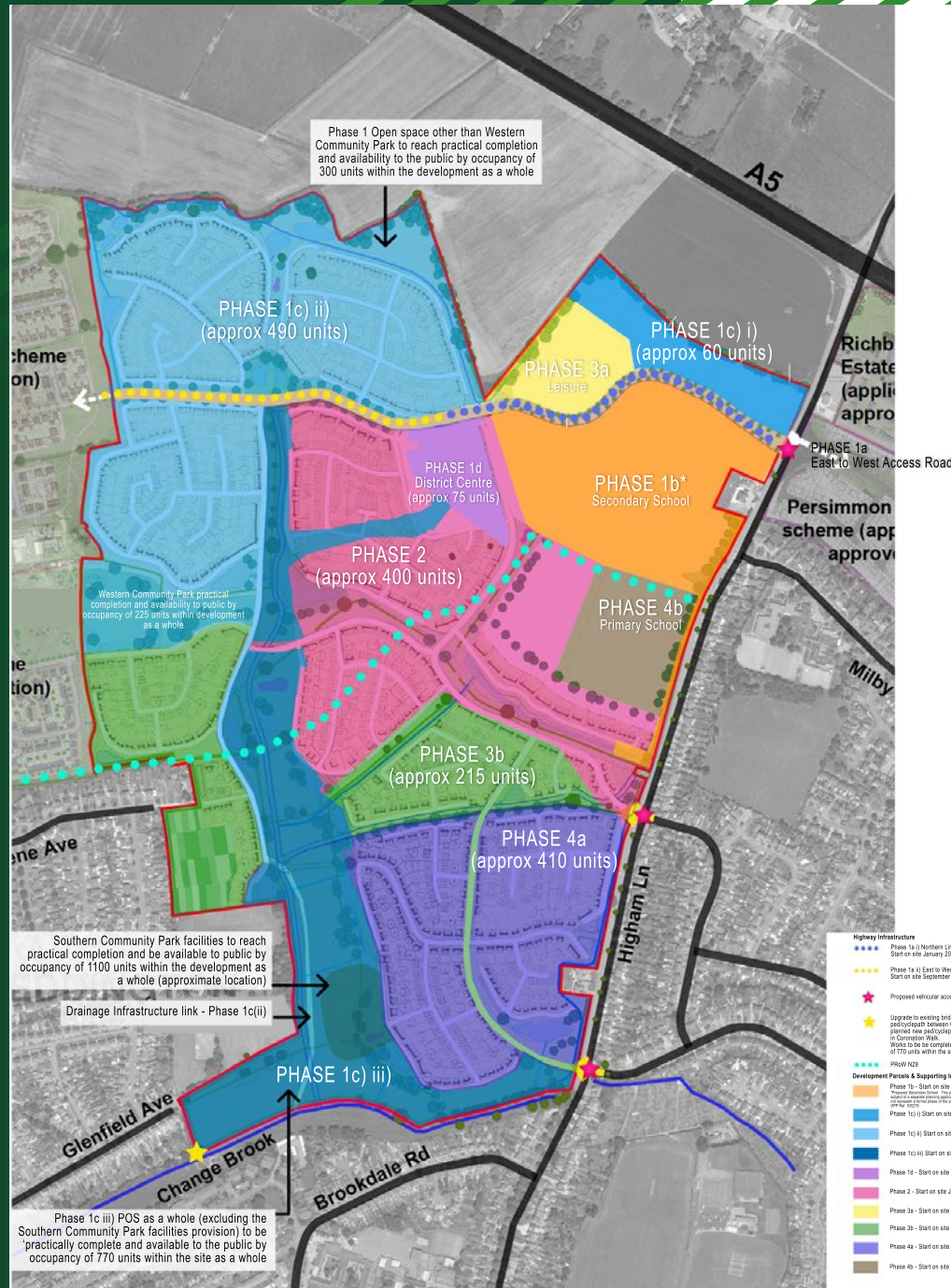
The property will benefit from 64 parking spaces. Further details on the scheme can be found here:

The site – [Top Farm, Nuneaton](#)

The scheme is being delivered by "Develop Warwickshire", a joint venture between Warwickshire Property and Development Group (WPDG), Warwickshire County Council (WCC), and developer Countryside Partnerships.

- Outline planning permission for 1,700 homes across whole of Top Farm site
- 51 properties completed and occupied (October 2025)
- 479 homes (phase 1) are currently under construction now
- 383 homes (phase 2) to be submitted for Reserved Matters planning application in October 2025
- Adjacent Secondary School opened in September 2025

Neighbouring developments by Taylor Wimpey, Barrett, Redrow and Persimmon.



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LOCATION

<https://maps.app.goo.gl/CkcHjMAcz8vMCcxp7>

The property is located off Higham Lane, Nuneaton. Top Farm is adjacent to Weddington to the west and south and St Nicholas Park to the east. The MIRA Technology Park, one of Europe's leading locations for automotive technology and development, is located approximately 2km north-west of the site. Nuneaton town centre and the railway station are just a 5-minute drive away.

TIMING

The target for occupation is Q4 2027. The property will need to pass through the planning process and construction.

TENURE

New leases are sought on the basis of a 15 year term.
Expressions of interest are sought from Occupiers.

EPC

An EPC will be provided on construction.

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AVAILABLE ACCOMMODATION

Convenience Store	4,195 sq ft - Under Offer to Sainsburys
Children's Day Nursery	5,500 sq ft - Under Offer to Busy Bees
Retail Unit	1,000 sq ft - Available
Retail Unit	1,400 sq ft - Available
Retail Unit	1,500 sq ft - Available
Retail Unit	1,500 sq ft - Available

The property will be built to an agreed shell spec with shop fronts installed and services connected but capped off. Units can be combined to provide larger units.

SOLE AGENT

harrislamb
PROPERTY CONSULTANCY

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