

# Bishop Gate East, Coventry



Development Opportunity in Coventry City Centre

Tower Street, Coventry CV1 1JN



A prime residential development opportunity in Coventry city centre.

Positive pre-app for up to 314 residential apartments.

Located within the Coventry city ring road.

# HIGHLIGHTS

Site has received a positive planning pre-app from Coventry Council for a residential led development of up to 314 apartments.

Site Area: 0.924 Acres

- The site is available for sale on a long leasehold basis, with Coventry City Council retaining the freehold interest.

## Location

- The site lies within the northern quarter of Coventry city centre and within the ring road.
- Bishop Gate East benefits from a prime position with ample shops, restaurants and leisure amenities all within a few minutes walk. Coventry's main shopping centre is just a 6-minute walk southwest from the site.
- The site enjoys a unique position next to the 1.5 acre Lady Herbert's Garden, a conservation green space, which comprises remains of the medieval city wall and the last remaining medieval gatehouses. This garden is open to the public and seamlessly connects the site to the city's central shopping district.
- West Midlands Combined Authority grant secured, subject to 20% affordable housing requirement.
- Undersupplied residential market with strong demand.
- Fantastic opportunity to make the most of an unique inner ring road development opportunity in an evolving city.
- Open to various uses, subject to obtaining the relevant planning consent.



# LOCATION & CONNECTIVITY

Coventry boasts excellent transport connectivity, thanks to its strategic central location. Just a 20-minute drive from Birmingham, the city serves as a vital gateway to major UK motorways, including the M6 and M40, positioning it an ideal hub for both business and leisure travel.

Its seamless connectivity is further enhanced by a well-served railway station, located less than 20 minutes from the site itself, offering direct services to London, Manchester, and other key cities. A £91 million redevelopment of the station was completed in 2022.



## WALK

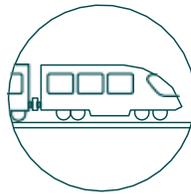
**Lady Herbert's Gardens**  
< 1 minute

**Coventry Pool Meadow Bus Station**  
3 minutes

**West Orchard Shopping Centre**  
6 minutes

**Coventry University**  
10 minutes

**Coventry Train Station**  
20 minutes

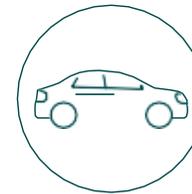


## TRAIN

**Birmingham International**  
9 minutes

**Birmingham New Street**  
20 minutes

**London Euston**  
56 minutes



## CAR

**Warwick**  
17 minutes

**Leamington Spa**  
20 minutes

**Birmingham**  
30 minutes

**Solihull**  
25 minutes

**Stratford upon Avon**  
35 minutes



## AIR

**Birmingham Airport**  
10 miles

**East Midlands Airport**  
40 miles

**London Luton**  
68 miles

**Manchester Airport**  
97 miles

**London Heathrow**  
98 miles

# Coventry

Located in the heart of central England, Coventry sits between Birmingham, Northampton, and Leicester, making it a key hub for higher education, heritage, tourism, and employment within the wider sub-region. With a diverse economy and strong transport links, the city plays a vital role in regional growth and connectivity.

## Population

Coventry had an estimated population of 455,000 as of 2025 and is one of the fastest-growing cities in the UK, facing a rising population and housing shortfall. Coventry residents are on average five years younger than the national average at 35.

## Innovation

Coventry is a city recognised for its leadership in advanced manufacturing and innovation, including automotive, rail, aerospace and motorsport, employing in excess of 40,000. With large local employers including Rolls Royce, Manufacturing Technology Centre, Aston Martin, Jaguar Land Rover and Dennis Eagle. Coventry and Warwickshire are also a centre for low-carbon R&D, driving sustainable innovation.

The city is also considered one of the safest major cities in the UK, having been ranked the second safest postcode in the UK.

## Culture

Coventry is a city rich in history, culture, and innovation, known for its longstanding heritage in trade and manufacturing. Among its many landmarks is the striking Coventry Cathedral—one of the newest in the country—which stands as a powerful global symbol of peace. The city is also home to the acclaimed Coventry Transport Museum, celebrating its pivotal role in automotive history. In 2021, Coventry proudly held the title of UK City of Culture, showcasing its vibrant arts scene and attracting visitors from across the globe. With a wealth of medieval architecture, historic sites, and green spaces, Coventry offers a unique blend of the past and present.

## Education

Coventry is also home to The University of Warwick, Coventry University, and Arden University with over 60,000 students, Coventry was named one of the best student cities in England in 2024 by QS. The University of Warwick, ranked in the top 10 in the UK and top 5% globally, has recently invested £700 million in its campus to build new research and education facilities.



“Coventry is consistently recognised as a thriving hub of culture, innovation, and education in the UK.”



# THE SITE & PLANNING

**Local Authority:** Coventry City Council

- The site is on a 0.924 acre parcel of land within the inner ring road of Coventry City.
- The rectangular site comprises three plots:
  - Plot 1: A cleared site with a license to occupy to a car parking operator.
  - Plot 2: Single storey warehouse, currently occupied but capable of vacant possession.
  - Plot 3: A vacant warehouse and office unit.
- Adjacent to the site is Bishop Gate which consists of an existing award-winning PBSA scheme providing 725 student units.
- The site previously achieved a positive pre-app for a residential led development of up to 314 apartments.
- The Council confirmed support for the principle of redevelopment, subject to detailed design considerations. Positive feedback was provided on opportunities to optimise housing density and mix. The response also highlighted potential for an active, high-quality frontage along Cook Street, helping to deliver an attractive scheme while maximising development capacity.
- Further technical and planning information is available upon request via a dataroom.





# Proposed Scheme

- Bishop Gate East has the potential to deliver a residential scheme of 288 private dwellings, comprising studios, one, two and three-bedroom apartments. The original proposal for 314 has been refined following the pre-application process, evolving to align more closely with planning expectations and respond sensitively to Coventry's heritage assets.
- The building scale varies, at its tallest element it is 14 storeys above Ground Floor, reducing to 6 storeys and 2 storeys abutting the Cook Street gate. The scheme integrates internal amenity spaces, such as entrance foyers, dedicated delivery rooms, a private ground-floor courtyard, and a 5,005 sq. ft roof terrace on the sixth floor with views over the Cathedral City.
- The GIA of the scheme is approximately 212,000 sq. ft, the NIA is 158,000 sq. ft, with a net-to-gross percentage of 75%.
- Amenity space comprises circa 5,500 sq. ft.
- There is also provision for ground-floor commercial spaces.
- There are 28 car parking spaces, including 5 accessible spaces.
- The scheme includes 20% affordable private rent units, at a 20% discount to market rent.
- The developer has secured a grant of £5.96m from the West Midlands Combined Authority.
- There is also potential to deliver an alternative low rise scheme of less than 18 meters high/ 7 storeys.

UNIT TYPE	No. UNITS	SIZE (SQM)	SIZE (SQ FT)	UNIT MIX %
Studio	27	38	406	9.4%
1B	136	43	458	47.2%
2B	119	63	682	41.3%
3B	6	80	866	2.1%
<b>TOTAL</b>	<b>288</b>			<b>100%</b>

# THE MARKET

Coventry city centre balances affordability with growth. Demand is steadily increasing, especially in newly regenerated areas. For buyers, it's an appealing entry point to the Midlands. Landlords benefit from robust student and professional demand, with regeneration enhancing future yield potential

## Overview of Build-to-Rent Developments in Coventry City Centre.

Completed BtR: Elliott's Yard- 200 apartments which is fully complete and operational. Units: Luxury apartments across a 17-storey tower and adjacent building. Catering to one and two-bedroom renters: All inclusive amenities such as 24/7 onsite management, concierge, furnished interiors, communal lounges, bike storage, pet-friendly policies, flexible contracts, and included Wi-Fi. Significance: Coventry's first dedicated BtR community aimed at professionals, grads, and those desiring managed city living.

### POPULATION GROWTH

**+8.9%** 

OUTPACING ENGLAND  
AND THE WEST MIDLANDS

### MEDIAN AGE:

**35**

vs UK'S 40: A  
YOUNGER CITY



### WAGE INCREASED BY 10.5% IN 2025



BEATING UK  
AVERAGE

53 NEW FOREIGN DIRECT  
INVESTMENT  
PROJECTS IN THE  
LAST YEAR, CREATING

**2,717** JOBS



### NEW DEVELOPMENTS NOW ACHIEVING UPTO



**£400**

PER SQFT

### HOUSE PRICE INCREASE

**15%**

FROM 2020



### POPULATION UNDER AGE OF 35

**51%**



### AVERAGE ASKING RENT



**£1,141**

pcm

# Economy & Employment.

## A University Powerhouse

Coventry University Group and the University of Warwick are major economic engines, responsible for around 15,375 full-time equivalent jobs in the city, with many more supported indirectly through student and staff spending and supply-chain activity.

## Dynamic Business District Growth

The new Friargate business district, developed around Coventry railway station, spans 37 acres and is projected to deliver **approximately 15,000 new jobs**, transforming the local employment landscape.

## Technology and Innovation Momentum

The Manufacturing Technology Centre (MTC) has expanded to 800 staff and 100 industrial members, gaining accolades as one of the top apprenticeship employers.

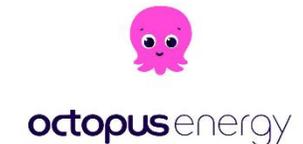
## Green Energy Leadership

Coventry is breaking ground in sustainability through a 15-year partnership with E.ON to become the UK's first all-electric bus city, one of the UK's most advanced EV infrastructure networks (second only to London), and through pioneering energy-efficiency programs like thermal drone surveys and community retrofits.

## Tourism & Visitor Economy Boom

Coventry's visitor economy reached a record £855 million, buoyed by over 11 million visitors in 2023 and showcasing robust growth in hospitality, retail, and leisure spending.

## Legacy of Manufacturing Excellence



# METHOD of SALE

## Further Information

**Tenure** - The site is offered on a 250 year lease at peppercorn rent. Coventry City Council are the freeholder

**VAT** - VAT will be chargeable at the prevailing rate.

**Services** - It is the responsibility of the purchaser to ensure that services are available and adequate

**Data Room** - Further information is available in a dedicated Data Room. Please request access from the contacts in this brochure.

The information is provided solely for parties interested in submitting an offer for the acquisition of the property.

### Offers

**The site is being sold via private treaty.**

We are inviting unconditional or conditional offers. Prospective purchasers are to provide the following with their offer:

- Proof of funds
- Track record of similar sites/transactions
- Solicitor's details
- Scheme proposals including details of the advisors and professionals being used
- Any conditions attached to the offer
- Timescales proposed for exchange and completion

Offers are to be submitted with any supporting information by email to:

Will Jordan – [will.Jordan@knightfrank.com](mailto:will.Jordan@knightfrank.com) and Charlie Steele – [Charlie.steele@knightfrank.com](mailto:Charlie.steele@knightfrank.com)

# CONTACT

## Inspection

The property may be inspected from the public highway, though any party wishing to gain access to the buildings, or on to the site itself, is strictly by prior appointment through the vendor's selling agents, Knight Frank LLP.

We would be delighted to tell you more.

### Will Jordan

Knight Frank Birmingham Office

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M: 07770 017 395

E: [Will.jordan@knightfrank.com](mailto:Will.jordan@knightfrank.com)

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