

Colliers

# Queensbury Place

LOWTHER ROAD  
QUEENSBURY  
HA7 1EP

QUEENSBURY

FREEHOLD  
FOR SALE



# Consented Residential Development Opportunity for 40 Residential Apartments & Commercial Accommodation



## Executive summary

**0.52 acre (0.21 hectares)**  
**site** approximately 3 minutes  
walk (225 metres) from  
Queensbury Underground  
Station providing Jubilee Line  
services to Central London

**Planning permission**  
(19/4444) for part 2, 4 and  
6 storey development  
comprising **40 residential**  
**apartments and commercial**  
**accommodation** across  
Unit 2, 2 Lowther Road and  
Units 3, 4 and 4A Lowther Road

**17.5% affordable housing**  
equating to 7 flats, all of  
which are shared ownership

**1,637 sqm (GIA)** of B1c  
commercial floorspace

**Freehold for sale** with  
vacant possession

**Offers invited** subject  
to contract only



# Location

The site is located within the London Borough of Brent on Lowther Road, a cul-de-sac, opposite Queensbury Underground station, which offers the Jubilee Line and connections to Baker Street Station in 24 minutes.

Road transport connections are excellent with the M1 accessible 4 miles south east via Junction 1. Heathrow Airport is within short vehicular access; 14 miles south west. The site is also served by nearby bus stops with services to Edgware, Mill Hill, Brent Cross and Alperton.

Morrisons supermarket (including pharmacy) is located within a 5 minute walk (approximately 300 metres east) further retail, services and restaurant offerings can be found by Queensbury Station and close by in Kingsbury Town Centre.

There are several schools in the nearby area including Glebe Primary School (600m south-east), Kenmore Infant and Middle School (550m east of the site) and Kingsbury High School (1km south).



# The Site

The site is 0.52 acres (0.21 hectares), broadly rectangular in shape and comprising single/two storey brick built office buildings, with single storey light industrial / warehousing units to the rear, bordered to the north by a wooded embankment beyond which is the Jubilee line.

The individual units are occupied by local businesses delivering a range of services.

Neighbouring the site to east is Freetrade House, a four-storey office building partly converted to residential use under permitted development rights and beyond that, on the corner of Lowther Road and Cumberland Road, a community centre.

To the west, the site boundary adjoins the borough of Harrow beyond which Lowther Road comprises traditional two storey residential dwellings.

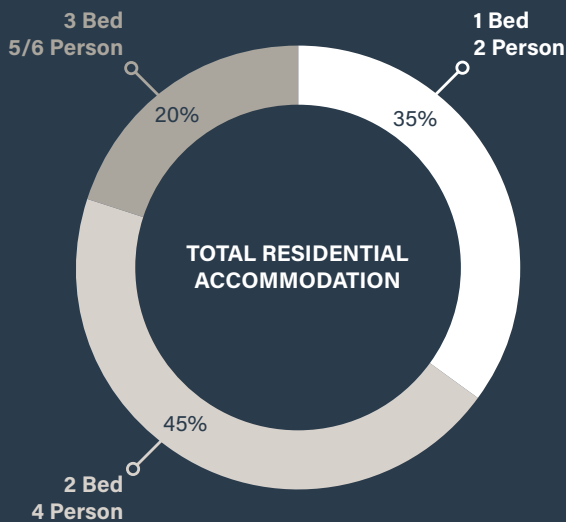


\*orange line for indicative purposes only

# Planning

Planning permission has been received, under reference 19/4444 for the "Demolition of existing buildings and redevelopment of the site to provide a part-2, part-4 and part-6 storey plus basement development comprising self-contained residential units (use class C3) and commercial floor space (use class B1c) together with associated private and communal space, car parking and cycle storage and public realm improvements".

The redevelopment of the site is to provide 40 residential units of which 7 (17.5% are affordable). All 7 are shared ownership and include 1x1 bed, 4x2beds and 2x3beds.



WORKSPACE				
Level	GIA (sq.m)	GIA (sq.ft)	Workspace Use (sq.m)	Workspace Use (sq.ft)
-1	939	10,107	909	9,784
0	698	7,513	553	5,952
	<b>1,637</b>	<b>17,621</b>	<b>1,462</b>	<b>15,737</b>
RESIDENTIAL				
-1	208	2,239		
0	269	2,895		
1	912	9,817	756	8,138
2	752	8,094	605	6,512
3	752	8,094	609	6,555
4	567	6,103	451	4,855
5	567	6,103	451	4,855
6	106	1,141		
	<b>4,133</b>	<b>44,487</b>	<b>2,872</b>	<b>30,914</b>
TOTAL RESIDENTIAL ACCOMMODATION SCHEDULE				
Levels	1 Bed 2 Person	2 Bed 4 Person	3 Bed 5/6 Person	
1	2	6	2	
2	4	4	1	
3	4	4	1	
4	2	2	2	
5	2	2	2	
<b>Total</b>	<b>14</b>	<b>18</b>	<b>8</b>	
	35%	45%	20%	







## Further Information

All relevant information is provided via the following datalink [www.queensburyplace.com](http://www.queensburyplace.com).

We request that all interested parties review this information.

## Method of Sale

Bid date to be set in due course by sole agents Colliers International in due course. The Vendor is not obliged to take the highest or any offer and reserves the right to change the sale format and request offers via private treaty.

## Tenure

Freehold with Vacant Possession.

## VAT

The property is not elected for VAT.

## Price

Offers in excess of £6,000,000.

## Identity Checks / AML

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

## Wayleaves, Easements & Rights of Way

The site, outlined in orange within these particulars (for indicative purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist whether or not mentioned in these particulars.

## Viewings

Viewings are available strictly by prior appointment through sole agents Colliers International. For any additional information on this sale please speak to one of the following in the **Colliers Residential Development department**;

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