



# **FOR SALE** **DEVELOPMENT SITE** **WITH PLANNING CONSENT** **FOR 9 APARTMENTS**

90 - 92 QUEENSWAY,  
LEAMINGTON SPA CV31 3JZ



Southwest Elevation



## SITE PLAN



### KEY FEATURES

- Established Residential Location
- New Build with parking
- Opportunity to enhance scheme - subject to planning

### LOCATION

Queensway is an established residential area within Leamington Spa and well situated with easy access to local amenities. The M40 motorway is less than 2 miles away and Leamington Spa Mainline Railway Station is less than a mile distant.

### DESCRIPTION

90 Queensway currently forms a pair of semi detached houses with permission to demolish and replace with a residential block containing 9 apartments.

### PLANNING

Planning Permission under Application Reference W/20/1190 was granted on 03/12/20.

A copy of the decision notice can be found on Warwick district council planning portal under ref: W/20/1190

Further documentation is available from the sole agents.

### PRICE

Offers based on £900,000.



### ACCOMMODATION

|             |       |                    |
|-------------|-------|--------------------|
| Apartment 1 | 2 Bed | 74.2m <sup>2</sup> |
| Apartment 2 | 2 Bed | 68.3m <sup>2</sup> |
| Apartment 3 | 2 Bed | 74.2m <sup>2</sup> |
| Apartment 4 | 1 Bed | 48.4m <sup>2</sup> |
| Apartment 5 | 2 Bed | 74.2m <sup>2</sup> |
| Apartment 6 | 1 Bed | 37.8m <sup>2</sup> |
| Apartment 7 | 1 Bed | 44.0m <sup>2</sup> |
| Apartment 8 | 1 Bed | 37.8m <sup>2</sup> |
| Apartment 9 | 1 Bed | 44.0m <sup>2</sup> |

Areas are gross internal (GIA).

### VAT

VAT is not applicable to the Sale.

## FLOOR PLANS



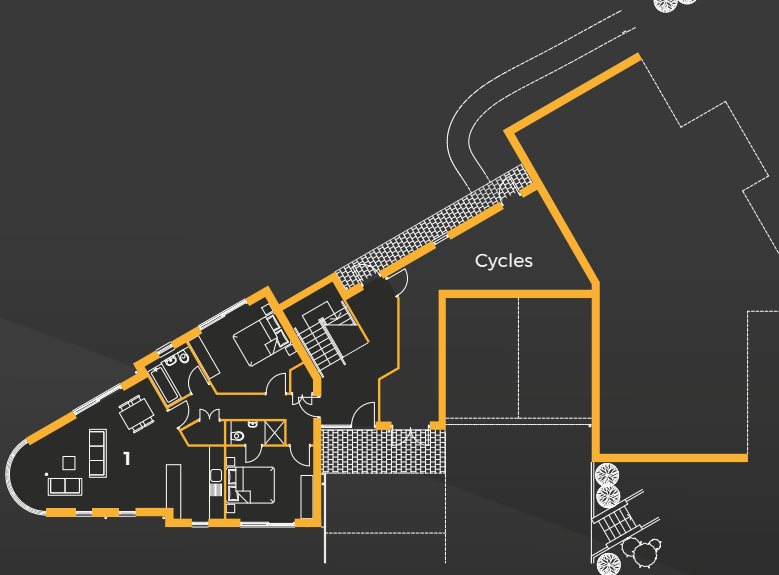
### FIRST FLOOR

Apartment 4 [1 Bed - 48.4m<sup>2</sup>]  
Apartment 5 [2 Bed - 74.2m<sup>2</sup>]  
Apartment 8 [1 Bed - 37.8m<sup>2</sup>]  
Apartment 9 [1 Bed - 44.0m<sup>2</sup>]



### UPPER GROUND FLOOR

Apartment 2 [2 Bed - 68.3m<sup>2</sup>]  
Apartment 3 [2 Bed - 74.2m<sup>2</sup>]  
Apartment 6 [1 Bed - 37.8m<sup>2</sup>]  
Apartment 7 [1 Bed - 44.0m<sup>2</sup>]



### LOWER GROUND FLOOR

Apartment 1 [2 Bed - 74.2m<sup>2</sup>]

## VIEWING

By appointment through the sole agents:

**Tom Bromwich**  
**Tel. 02476 308 901**  
**Mob. 07718 037 150**  
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