Pear Tree Cottage, Russell Terrace, Leamington Spa
£1,000,000

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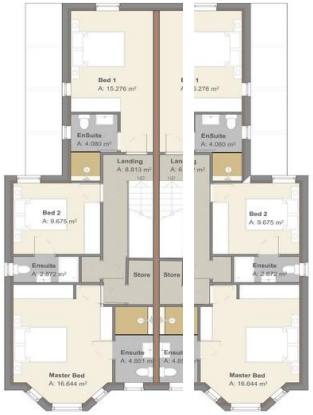
Pear Tree Cottage, Leamington Spa

4 Bedroom, 3 Bathroom

Rear garden with planning

Two semi-detached houses

£1,000,000



- **Planning permission granted**
- **Detached residence with building plot**
- **Investment and development**
- **Plans and further information**

A rare and exciting opportunity to acquire a spacious linked-detached residence together with a substantial residential development plot to the rear, set within one of Leamington's most established and sought-after locations.

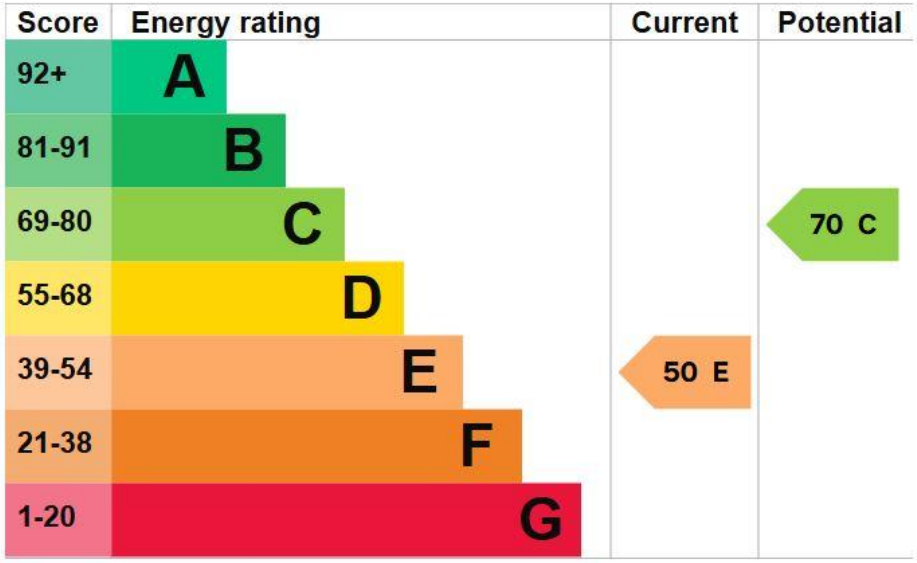
Occupying a unique position on Russell Terrace, this mature and highly desirable site enjoys close proximity to Leamington town centre and comes with the significant advantage of full planning permission for the construction of two semi-detached homes. Unlike many development opportunities, the site offers a clear and straightforward route to delivery.

Leamington Spa continues to benefit from ongoing investment and regeneration, enhancing its appeal as one of Warwickshire's most desirable places to live. The area offers an excellent range of local amenities, highly regarded schools, convenient transport links, and beautiful surrounding countryside.

This exceptional opportunity is ideally suited to developers, investors, or owner-occupiers seeking to create two distinctive new homes in a premium residential setting.

DISCLAIMER

Martin & CO or themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



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EXCEPTIONAL

Development Opportunity

PRIME LEAMINGTON LOCATION

A rare and exciting opportunity to acquire a spacious linked-detached residence together with a substantial residential development plot to the rear, set within one of Leamington's most established and sought-after locations.

PRIME POSITION

Occupying a unique position on Russell Terrace, within close proximity to Leamington town centre.

FULL PLANNING PERMISSION

Full planning permission granted for the construction of two semi-detached homes.

READY TO DELIVER

A straightforward and clear route to delivery – ideal for developers, investors or owner-occupiers.

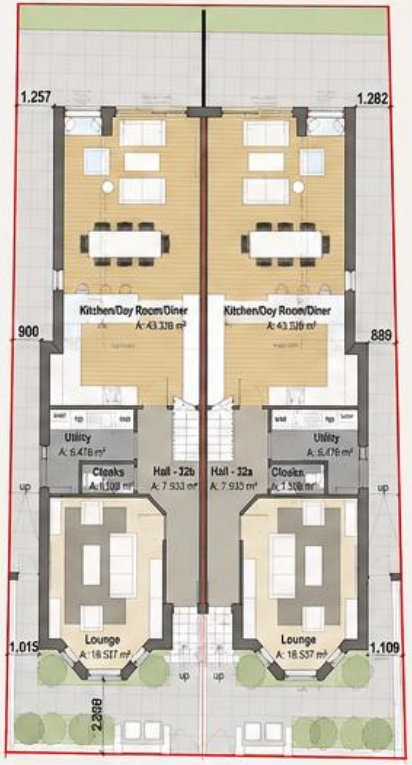
ESTABLISHED LOCATION

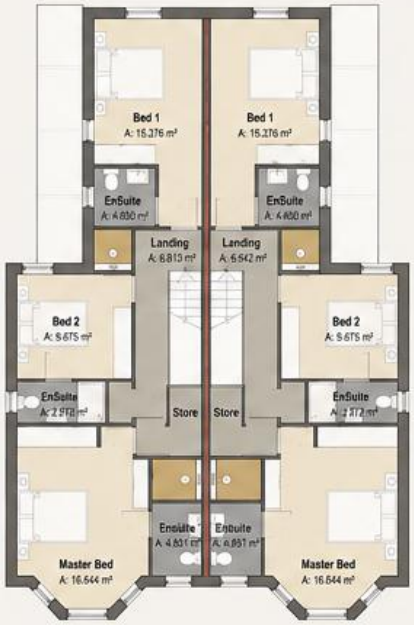
Set within a mature and highly desirable residential setting.

STRONG LOCAL APPEAL

Leamington continues to benefit from significant investment and regeneration.

PROPOSED NEW HOMES – PLANNING PERMISSION GRANTED





AN OUTSTANDING LOCATION

Leamington Spa offers an excellent range of local amenities, highly regarded schools, transport links and beautiful surrounding countryside – making it one of Warwickshire's most desirable places to live.

TOWN CENTRE AMENITIES

HIGHLY REGARDED SCHOOLS

EXCELLENT TRANSPORT LINKS

BEAUTIFUL COUNTRYSIDE

CREATE TWO DISTINCTIVE NEW HOMES
IN A PREMIUM RESIDENTIAL SETTING

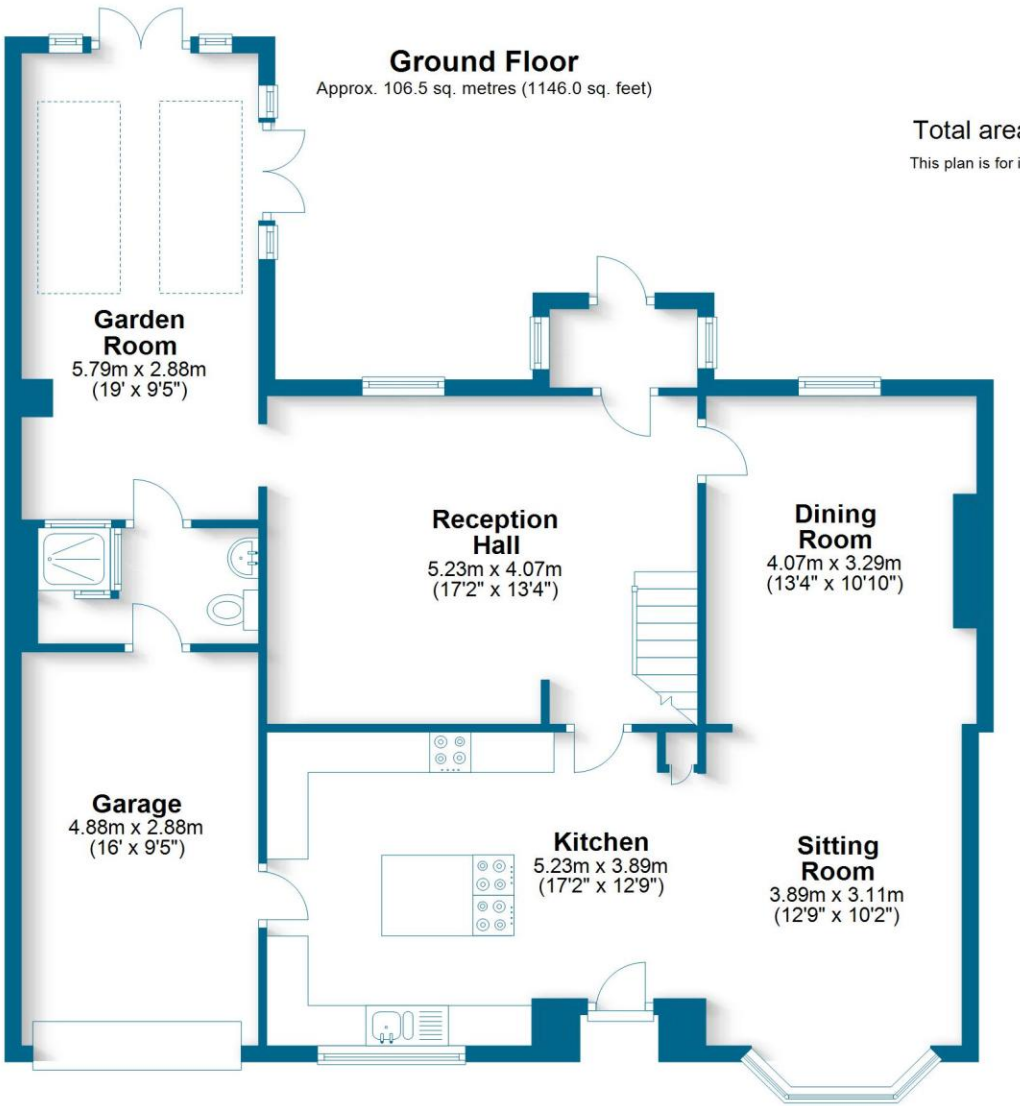
An exceptional opportunity not to be missed.
ENQUIRE TODAY FOR FURTHER INFORMATION.

Ground Floor

Approx. 106.5 sq. metres (1146.0 sq. feet)

Total area: approx. 182.2 sq. metres (1960.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



First Floor

Approx. 75.7 sq. metres (814.8 sq. feet)

Martin & Co Leamington Spa

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman