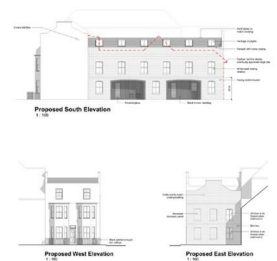




Drawings/ Floor Plans



Drawings/ Floor Plans



CHANDOS STREET, CENTRAL LEAMINGTON

Country Homes- Cottages- Barn Conversions- Period Properties- Unique Properties- Equestrian- Land Valuation- Farms

the **platinumcollection**

HOUSES OF DISTINCTION...

Investment Opportunity – Prime Central Leamington Spa Development Site
An exceptional opportunity to acquire a prime period building in the heart of Royal Leamington Spa, complete with full planning permission for conversion into seven luxury two-bedroom apartments, including the addition of a new second floor.

This impressive former restaurant and five-bedroom residence, set on Chandos Street, with approved plans creating a total developed area of 6,038 sq ft (561 sqm).

Perfectly positioned just a short walk from The Parade, Royal Priors Shopping Centre, and the town's array of boutiques, cafés, and bars, the location is ideal for both professionals and downsizers seeking premium town-centre living.

With a projected GDV of £2.4 million, this development represents a rare and attractive investment opportunity in one of Warwickshire's most sought-after and consistently performing property markets.

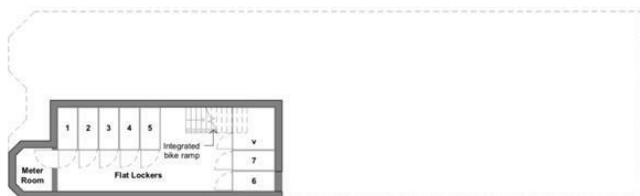
Unit Breakdown After Build

7 x 2-Bedroom Flats

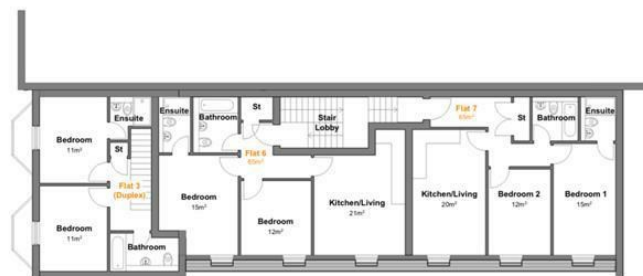
Flat 1 - 65 sqm / 700 sqft
Flat 2 - 76 sqm / 818 sqft
Flat 3 - 80 sqm / 861 sqft
Flat 4 - 61 sqm / 656 sqft
Flat 5 - 63 sqm / 678 sqft
Flat 6 - 60 sqm / 646 sqft
Flat 7 - 60 sqm / 646 sqft

Habitable Space - 465 sqm / 5,005 sqft
Communal Space - 96 sqm / 1,033 sqft
Total Space - 561 sqm / 6,038 sqft

Email for the sales pack - brian@complete247.co.uk



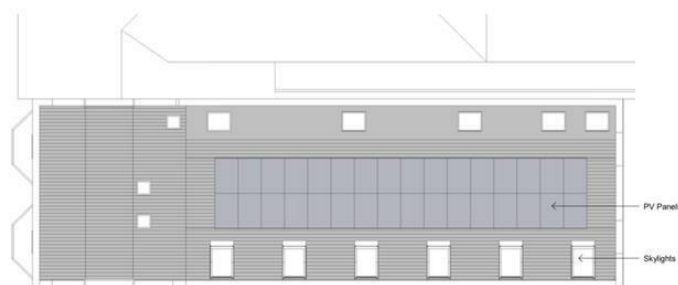
Proposed Basement
1 : 100



Proposed Second Floor
1 : 100



Proposed Ground Floor
1 : 100



Proposed Roof
1 : 100



PROPOSED MATERIALS

Roof - Slates to match existing
Walls - Red facing brickwork, parapet with stone coping, black timber cladding
Windows - White timber sash sliding
Skylights - Dark grey heritage
Railings - Black painted wrought iron



Proposed First Floor
1 : 100



Need to Sell Your Home?

The **Platinum Collection** is a premium marketing package from Complete for the distinguished homes with stunning brochures, staff with over 50 years experience in upper market property, great Internet coverage and fully accompanied viewing's.

Give your home every chance of selling

The **Platinum Collection** range from Complete Estate Agents aims to bring you the finest selection of homes from Warwickshire, Northamptonshire and Leicestershire. Each of the **Platinum Collection** properties has been listed by a senior member of staff who will be able to furnish you with any particular aspect of the property and the surroundings. The head office is based at Rugby with Haydn Yemm & Brian Williams leading the Collection team. If you wish to be placed on the register for collection properties, then you will be contacted at the earliest opportunity by telephone or email to advise of new properties coming to the market. The aim of the collection is therefore to provide a very specialised and personal service from dedicated and knowledgeable members of staff.

**Contact us to arrange a free market appraisal on
01926 887723**

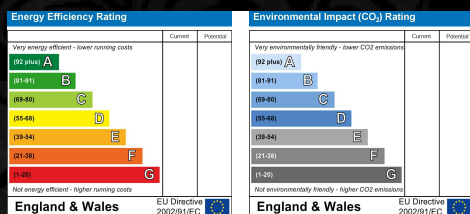
- Planning Permission Granted
- To Build 7 luxury Apartments
- Already Cleared Site
- Total Space After Build 561 sqm / 6,038 sqft

- Development Opportunity
- Prime Central Location
- GDV £2.4m

CHANDOS STREET, LEAMINGTON SPA

Country Homes- Cottages- Barn Conversions- Period Properties- Unique Properties- Equestrian- Land Valuation- Farms

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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