



Chandos Street, Central Leamington

complete 
ESTATE AGENTS

Chandos Street, Central Leamington, Leamington Spa

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 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

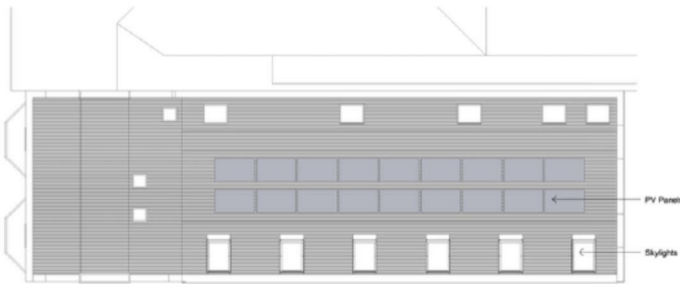
7 x 2-Bedroom Flats

- 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



Drawings/ Floor Plans



Proposed Roof

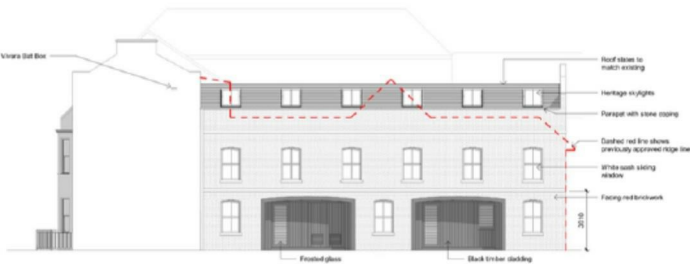


Site Location Plan

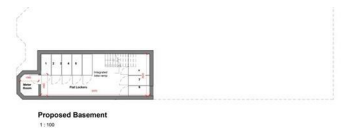


Existing Site Plan

FLOOR PLANS



Proposed South Elevation
1 : 100



Proposed Basement
1 : 100



Proposed Ground Floor
1 : 100



Proposed First Floor
1 : 100



Proposed Second Floor
1 : 100



Proposed Roof
1 : 100

GA Schedule

Basement	25m ²
Ground Floor	25m ²
First Floor	25m ²
Second Floor	25m ²

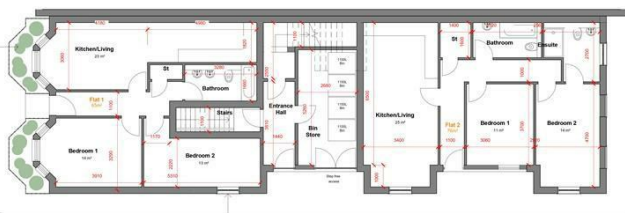
Scale: 1 : 100

PLANNING



Proposed Basement

1:100



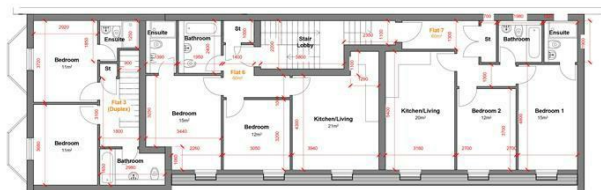
Proposed Ground Floor

1:100

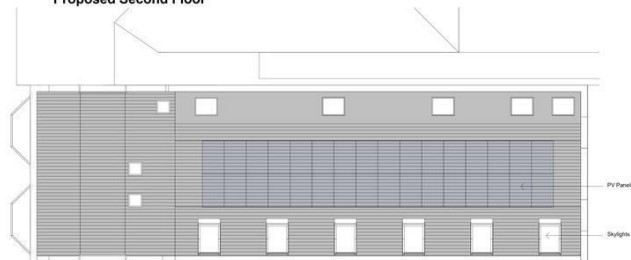


Proposed First Floor

1:100



Proposed Second Floor



Proposed Roof

1:100



GIA Schedule

Basement	37m ²
Ground Floor	179m ²
First Floor	180m ²
Second Floor	175m ²



REVISIONS

No.	Description	Date
1	Initial design	10/01/2017
2	Revised design	10/01/2017
3	Revised design	10/01/2017
4	Revised design	10/01/2017
5	Revised design	10/01/2017
6	Revised design	10/01/2017
7	Revised design	10/01/2017
8	Revised design	10/01/2017
9	Revised design	10/01/2017
10	Revised design	10/01/2017

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW

T: 01926 887723

sales@complete247.co.uk

www.complete247.co.uk

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