



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

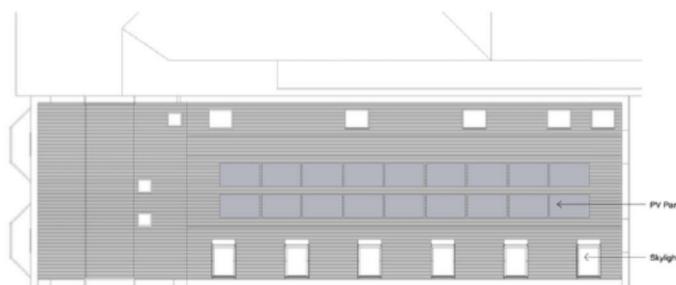
7 x 2-Bedroom Flats

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

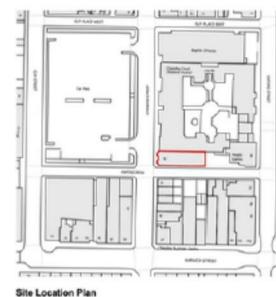
Habitable Space - 465 sqm / 5,005 sqft
Communal Space - 96 sqm / 1,033 sqft
Total Space - 561 sqm / 6,038 sqft



Drawings/ Floor Plans



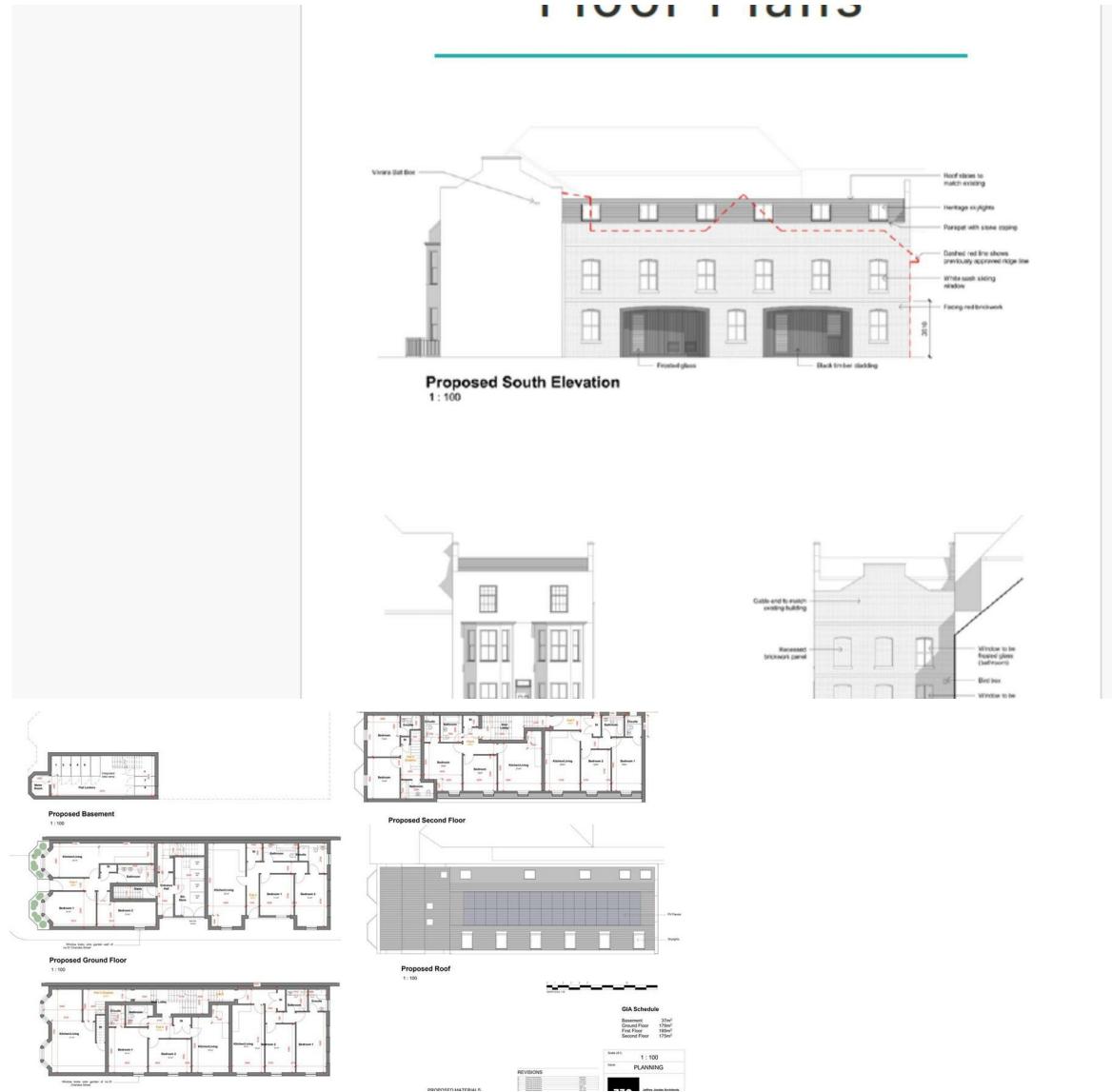
Proposed Roof



Site Location Plan



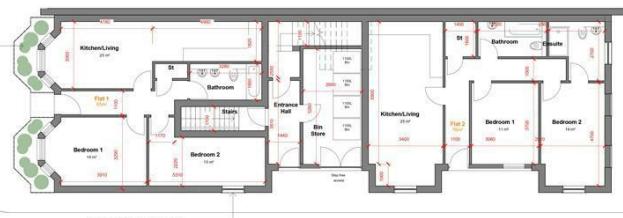
Existing Site Plan





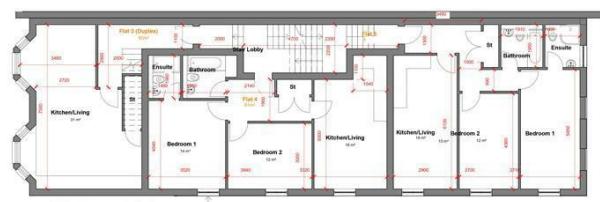
Proposed Basement

1:100



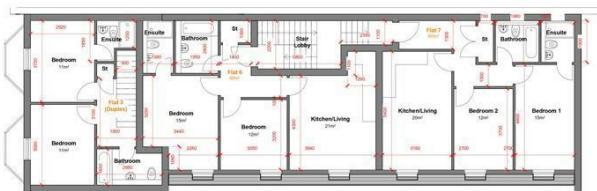
Proposed Ground Floor

1:100



Proposed First Floor

1:100



Proposed Second Floor



Proposed Roof

1:100

WAVESCALE 100

GIASchedule

	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		

Energy Efficiency Rating

	Current	Potential
Very energy efficient - 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

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.

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