

1 Highfield Terrace,
Leamington Spa, CV32 6EE

FOR SALE

FREEHOLD OFFICES WITH THE BENEFIT OF CONSENT
FOR RESIDENTIAL USE

- A substantial Victorian building occupying a prominent corner position
- Suitable for conversion to flats or a single detached house with parking (stp)
- Approx. 2286 sq.ft. across four floors (basement, ground, first and second)

OFFERS OVER £425,000 FREEHOLD



LOCATION

Highfield Terrace occupies a prime position within one of Royal Leamington Spa's most desirable and well-connected locations, offering exceptional potential for a residential conversion subject to the necessary consents.

Transport links are excellent, with Leamington Spa railway station approximately 1.2 miles away, providing direct services to London Marylebone and Birmingham. The M40 motorway is also easily accessible, offering convenient road connections to London, Oxford and the wider Midlands. The surrounding area benefits from a strong mix of residential property, professional occupiers and well-regarded local schooling, reinforcing the long-term appeal of the location.

Combining a prestigious address with excellent amenities and connectivity, Highfield Terrace represents a compelling opportunity within one of Leamington Spa's most sought after settings.

DESCRIPTION

An imposing and substantial Victorian property occupying a prominent corner position on the highly regarded north side of Leamington Spa, moments from both Warwick and Leamington town centres.

Extending to approximately 2,286 sq ft across four

floors, this handsome former office building presents an exciting opportunity for residential conversion, subject to the necessary planning consents.

PLANNING

The property benefits from prior approval under Section 2 Part 3 Class MA of the General Permitted Development Order 2015 for change of use of existing offices (Use Class E) to three no. dwellings (Use Class C3) Ref: W/25/1343 approved 24th November 2025. In addition, the vendors have currently made an application for a change of use of offices to a single dwelling including associated works and external alterations, Planning Ref: W/26/0367. This application was validated on 6th May 2026 and is yet to be determined. The plans included in this brochure relate to this proposed change of use of offices to a single dwelling. The local planning authority is Warwick District Council.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains water, electricity and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Heating is provided by electric storage heaters.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

BUSINESS RATES: The property is currently subject to a number of rating assessments for the individual offices.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agents:

Peter Clarke Commercial
01789 207125

Winkworth, Leamington Spa
01926 956560

DISCLAIMER

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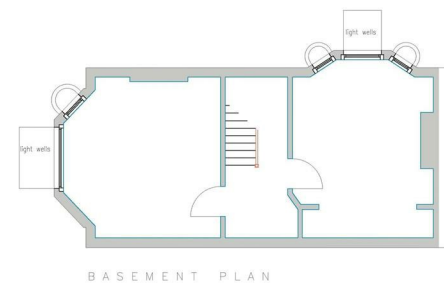
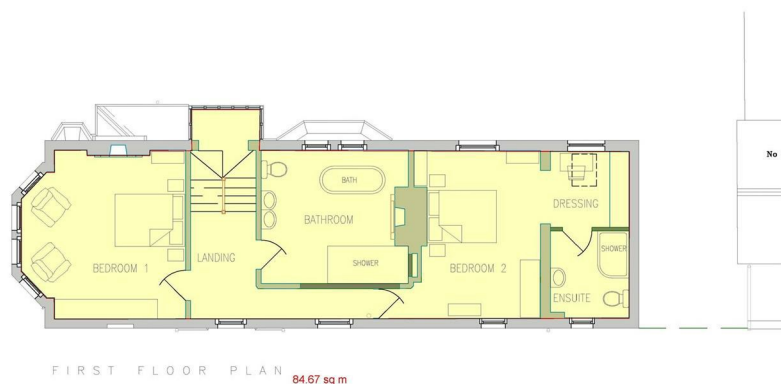
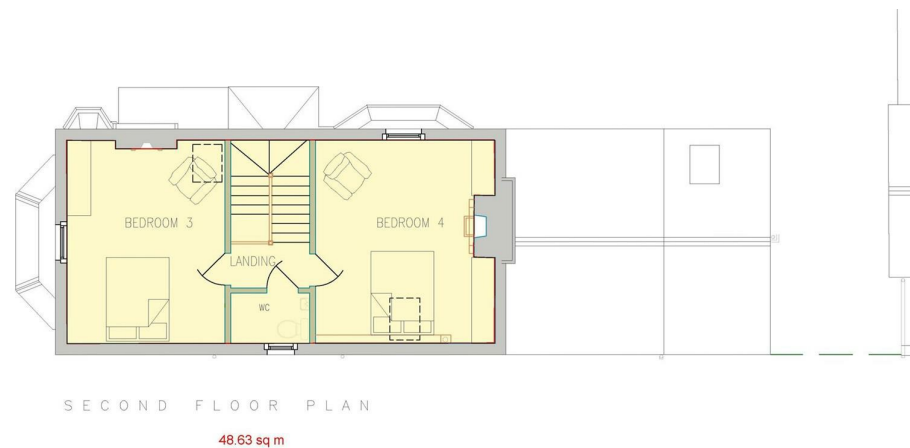
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Indicative Layout Plan – For Identification only. Not to Scale. Accuracy not guaranteed.



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