

Birchall Steel Consultant Surveyors

FINE VICTORIAN/EARLY EDWARDIAN VILLA And REAR BUILDING PLOT WITH PLANNING FOR SINGLE STOREY DWELLING



11 KINGS HILL, GT CORNARD
SUDBURY, SUFFOLK CO10 0EH

- Approximately 2,250 sq. ft.
- Extensive On-Site Parking/Potential Garden
- Commercial or Residential Development Opportunity
- Handmade Double Glazed Replacement Sash Windows
- Rear Building Plot with Outline Planning Permission for Single Storey Dwelling
- Offers in the Region of £725,000 Freehold



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Location

The building stands in an elevated position in Kings Hill enjoying views over the Stour Valley and Water Meadows. Kings Hill is a continuation of Bures Road, and the property is within a few minutes' walk of Sainsbury's and about one mile from Sudbury Town Centre, with its wide range of shops, railway and bus stations.

Sudbury itself is a busy and expanding market town with a population of just under 25,000 (including Great Cornard) but serves a much wider catchment area. Sudbury is situated some 14 miles south of Bury St Edmunds, 13 miles northwest of Colchester and approximately 23 miles from the county town of Ipswich. Stansted Airport and the Mill are approximately 40 minutes' drive with the M25 Cambridge together with the east coast ports of Felixstowe and Harwich being within 1 hours travel time. The branch line train services from Sudbury have journey times to London Liverpool Street taking around one hour.

Description

The property was last used as a chiropractic clinic and comprises a substantial late Victorian/early Edwardian villa dating from the first decade of the twentieth century and which is constructed of Suffolk white brick under a slate roof. Although originally detached, the property was extended in the early 1980's both at the rear and at the side to provide a link to the adjoining property at 12 Kings Hill which also formed part of the renowned Scofield Chiropractic Clinic at that time.

The building has been maintained to a good standard, all of the windows were replaced in 2021 with handmade double-glazed sashes and casements and the gas fired boiler was also replaced.

Part of the extension works undertaken in the early 1980's included a three-storey section at the rear to provide a wide easy rising ambulant staircase serving all three floors although there is already independent externally access to both the ground and lower ground floors.

Although plainly suited to some form of continued commercial use in the way of offices or clinic, the property has a clear potential for residential conversion to form a fine period house with ample parking and a large garden, or for sub-division into two or more units. The rooms are well proportioned with good natural light and those at the front enjoy views over the Stour Valley. The building retains many original features with notable fireplaces in the two large rooms on the ground floor.

The property provides the following accommodation but please note all dimensions and areas are approximate: -

Ground Floor

Entrance hall, with half glazed front door with fanlight above, original staircase accessing the lower ground and first floors and doors to: -

Surgery/Reception Room 1: 15'2" x 13'2" plus large bay window providing approx. 210 sq. ft.

Surgery/Reception Room 2: 13'6" x 13'5" providing 175 sq. ft.

Waiting Room: 13'8" x 11'9" with door to rear lobby with back door leading from the car park and access to:

Reception/Office: 13'10" x 6'9" providing 93 sq. ft. with opening to:

Office: 13' x 7'3" providing 94 sq. ft.

Inner Hall with door to:

Staff Room: 11'6" x 9'2" and 5'9" x 4'3" providing 130 sq. ft.

Changing Rooms/Cubicles: 9' x 9' providing 81 sq. ft.

Treatment Room: 9' x 4' providing 36 sq. ft.

Lower Ground Floor

A ramped access from the front leads to a lower ground floor entrance hall with stairs leading up to the ground floor and door to:

Second Changing Area: 10' x 11'9" providing 118 sq. ft.

Reception Area: 20'6" x 13' 4" plus bay window providing 293 sq. ft. with door to:

X Ray Suite: Currently part sub-divided by partition walling but measuring overall 14'6" x 13'6" providing 196 sq. ft.

X Ray Developing Room: 11'2" x 4'8" providing 52 sq. ft.

First Floor

The original staircase leads to a spacious landing with doors leading to:

Bathroom: With wash basin, bath, WC, shower and Airing Cupboard.

Cloakroom: With further WC.

Front Room 1: 13'3" x 12' providing 154 sq. ft.

Front Room 2: 6'6" x 4'4" providing 28 sq. ft.

Front Room 3: 13'10" x 13'6" providing 180 sq. ft.

Rear Room 1: 11'2" x 9'8" providing 100 sq. ft.

Rear Room 2: Again, sub-divided to provide various changing cubicles with door giving access to the modern stairwell and measuring overall 13'4" x 12'2" providing 162 sq. ft.

Outside

The property is approached by a tarmac drive leading to a front parking area with space for 2-3 cars with a tarmac drive and barrier at the side leading to a large car park with space for a further 15 vehicles.

The grounds extend further to the rear with a large lawn area secluded by mature trees and shrubs. As mentioned, planning permission has been granted for the erection of a single storey dwelling.

Terms

The property is available freehold with vacant possession.

Building Plot – Application ref. DC/22/04054

Outline Planning Permission has been granted for the erection of a detached single storey dwelling.

Planning

The property has been used as a medical clinic for many years and whilst previously under Use Class DI, following changes in legislation that came into effect on 1st September 2020, it now falls within new Use Class E (e).

Permitted Development rights came into effect on 1st August 2021 which were designed to allow unused commercial buildings within the 'E' Use Class to be granted permission for Residential Use via the Prior Approval process. The premises fell vacant at the beginning of July 2022 and a precondition to seeking prior approval is that they first must have been vacant for a period of at least 3 months, which has now long passed.

Services

All main services are connected. The property has the benefit of gas fired central heating with a Vaillant gas fired boiler located in the basement which was renewed in 2021.

Rates

The rateable value is £13,750 Multiplier for the current year 49.9p

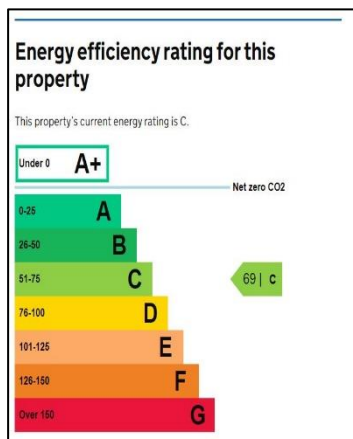
Price

Offers invited in the region of £725,000 for the Freehold, inclusive of the building plot

VAT

The building is not elected for VAT purposes.

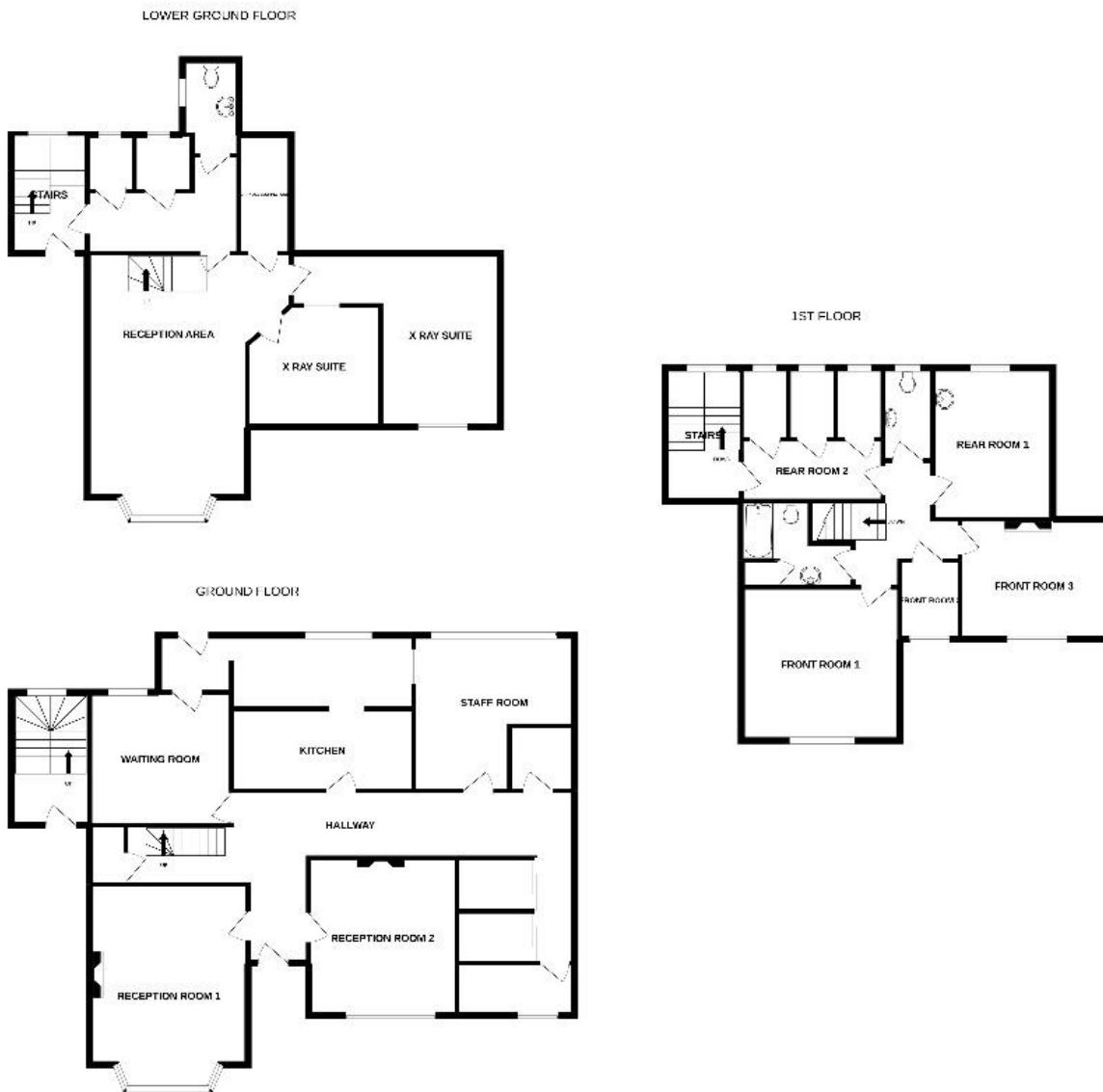
EPC



Viewing

Strictly by prior appointment with:
Birchall Steel - Tel: (01787) 883888

11 Kings Hills, Great Cornard, Sudbury, Suffolk



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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