



- **Purpose built former doctors surgery**
- **Freehold site of 0.11 hectares (0.27 acres)**
- **Planning consent for demolition & 10 luxury apartments**
- **Consent also in place to convert to 10 bedroom HMO**
- **Established D1 use – medical, dentistry or cosmetic activities**
- **No affordable housing contribution**
- **Sought after village location with good facilities**
- **No business rates – Now listed for Council tax**

**Description**

A purpose built former doctors surgery with accommodation over two levels. The property occupies a prominent corner plot with vehicular access and car parking.

**Additional Information**

Extensive information relating to the planning consents are available via our website together with an asbestos survey and confirmation of council tax details

**The Site**

The land is identified in the adjoining plan and amounts to approximately 0.11 hectares (0.27 acres)

**EPC Rating D**

**VIEWING**

Strictly by appointment with the auctioneers 01142760151 reception@markjenkinson.co.uk

**Planning**

The property benefits from the following consents:  
 20/00655/FUL 27th July 2020 – ‘Demolition of former doctors surgery & erection of building comprising 10 apartments’  
 19/00652/FUL 5th June 2019 – ‘Change of use from doctors surgery to house in multiple occupancy’

The potential is also offered for existing use and interested parties are advised to make their own enquiries with Derbyshire Dales District Council in respect of possible alternative schemes

**SOLICITORS**

Adcocks Solicitors, 27 Lombard Street, Lichfield WS13 6DP

