

## Description

### Approximate Room Sizes

**DESCRIPTION** The property 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 last year.

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 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.

**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" (4.62m x 4.01m) plus large bay window providing approx. 210 sq. ft.

**Surgery/Reception Room 2** 13' 6" x 13' 5" (4.11m x 4.09m) providing 175 sq. ft.

**Waiting Room:** 13' 8" x 11' 9" (4.17m x 3.58m) with door to rear lobby with back door leading from the car park and access to:

**Reception/Office:** 13' 10" x 6' 9" (4.22m x 2.06m) providing 93 sq. ft. with opening to:

**Office** 13' 0" x 7' 3" (3.96m x 2.21m) providing 94 sq. ft.

**Staff Room** 11' 6" x 9' 2" (3.51m x 2.79m) and 5'9" x 4'3" providing 130 sq. ft.

**Changing Rooms/Cubicles:** 9' 0" x 9' 0" (2.74m x 2.74m) providing 81 sq. ft.

**Treatment Room:** 9' 0" x 4' 0" (2.74m x 1.22m) 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:** 1 10' 0" x 11' 9" (3.05m x 3.58m) providing 118 sq. ft.

**Reception Area** 20' 6" x 13' 4" (6.25m x 4.06m) 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" (3.4m x 1.42m) 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' 0" (4.04m x 3.66m) providing 154 sq. ft.

**Front Room 2** 6' 6" x 4' 4" (1.98m x 1.32m) providing 28 sq. ft.

**Front Room 3** 13' 10" x 13' 6" (4.22m x 4.11m) providing 180 sq. ft.

**Rear Room 1** 11' 2" x 9' 8" (3.4m x 2.95m) 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.

Please note that the vendor will be reserving a Right of Way to the rear grassed area upon which a Planning Application is being made for the erection of a single detached dwelling, details of which will be made available in due course, upon request.

**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.

**Planning** The property has been used as a medical clinic for many years and whilst previously under Use Class D1, 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. Further information is available upon request.

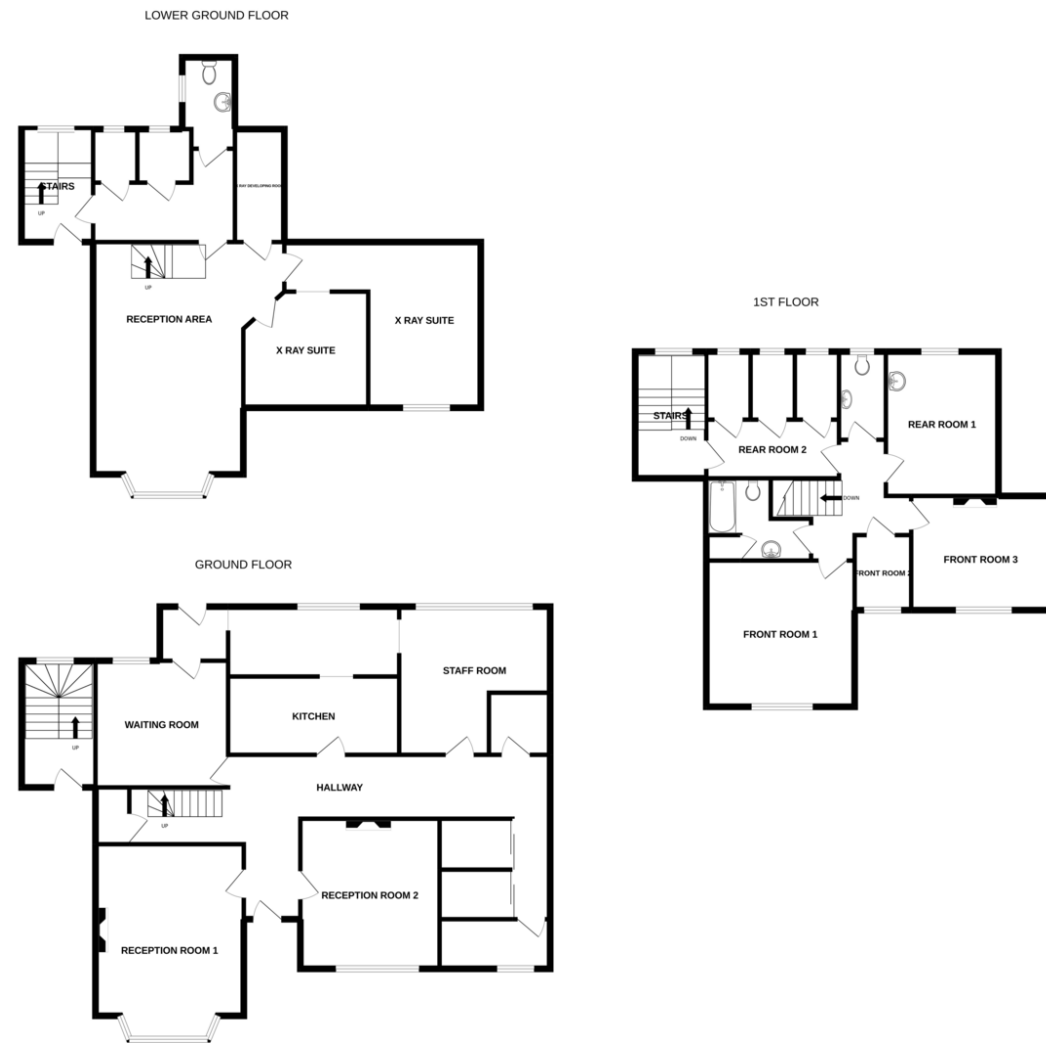
**Rates** The rateable value is £12,750.

**Terms** The property is available freehold with vacant possession, but the vendors will reserve a right of way over the entrance and a designated route through the rear car park to the back land along with rights to connect to services to facilitate the development of the rear site.

### Additional Information

Local Authority – Babergh District Council  
Tenure – Freehold





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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## Kings Hill | Great Cornard | CO10 0EH

A stunning Victorian/Early Edwardian Property most recently used as a Chiropractic Clinic with potential for redevelopment or returning to a residential home (subject to planning)

## Guide Price £695,000

- Refitted Handmade Double Glazed Windows
- Boiler Replaced 2021
- Potential For Residential Development
- Parking Area or Potential Garden