



60 Bradford Road,
Trowbridge, Wiltshire, BA14 9AR



KINGSTONS



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ESTATE AGENTS

A fantastic development opportunity to purchase a detached Victorian house of approximately 3400 sq ft boasting full planning permission to convert into five spacious apartments and construct a terrace of 4 three bedroom homes within the grounds of approximately 0.6 of an acre. The site is currently used as a medical centre and conveniently located on the well regarded Bradford On Avon side of town close to the railway station, town centre, shops and restaurants. Viewing is strictly by appointment!

The detached chalet style property will need to be demolished as part of the planning conditions and to make space for the construction of the four houses. The ground floor space of the subject property measures approximately 50 x 30ft.

Guide Price £695,000



**All measurements are approximate.
ACCOMMODATION**

Entrance Hall

Door to the side. Doorway to hallway. Stairs to the first floor.
Window to the front.

SR Surgery 18' 2" x 14' 2" (5.53m x 4.31m)

Windows to the front and side. Radiator. Fireplace. Sink. Telephone point. Coving.

Treatment Room 14' 1" x 15' 3" (4.29m x 4.64m)

Window to the front. Radiator. Telephone point. Sink.

Administration 17' 4" x 13' 11" (5.28m x 4.24m)

Window to the side. Radiator. Telephone point. Fitted kitchen area with sink. Fireplace.

Inner Hallway

Stairs to the first floor. Doors off and into: Two Cloakrooms with radiators, sinks and w/c.

Waiting Room/Records Office 31' 6" x 14' 7" (9.59m x 4.44m)

Windows to the rear. Two electric heaters. Telephone points. Door to Administration. Cupboard housing boiler. Window and door to the rear entrance lobby.

Consult Room 9' 9" x 9' 3" (2.97m x 2.82m)

Window to the side. Radiator. Sink.

Exam Room 8' 2" x 5' 2" (2.49m x 1.57m)

FIRST FLOOR

Landing

Stairs to the second floor. Doors off and into: storage cupboard.

RNJ Surgery 17' 0" x 13' 9" (5.18m x 4.19m)

Window to the side. Radiator. Telephone point. Sink.

Health Visitor Clinic 18' 0" x 13' 7" (5.48m x 4.14m)

Windows to the front and side. Radiator. Telephone point. Fireplace.

IRS Surgery 18' 1" x 14' 11" (5.51m x 4.54m)

Window to the front. Radiator. Sink. Fireplace.

Two Cloakrooms

Windows to the sides. Radiators. Sinks and w/c.

Waiting Area 13' 7" x 15' 6" (4.14m x 4.72m)

Window to the side. Electric heater. Door leading to stairs to the second floor.

Interview Room 11' 0" x 4' 10" (3.35m x 1.47m)

Window to the side.

TC Surgery 14' 9" x 14' 8" (4.49m x 4.47m)

Window to the rear. Radiator. Telephone point. Sink.

GP Registrar

Window to the rear. Radiator. Telephone point. Sink.

.SECOND FLOOR

Landing

Doors off and into:

Doctors Common Room 18' 3" x 15' 9" (5.56m x 4.80m)

Velux windows to the ceiling. Radiator. Telephone point.

Office 19' 8" x 10' 7" (5.99m x 3.22m)

Velux windows to the ceiling. Radiator. Telephone point. Sink.

Library 14' 6" x 11' 3" (4.42m x 3.43m)

Velux window to the ceiling. Radiator. Telephone point.

Shower Room 10' 3" x 8' 4" (3.12m x 2.54m)

Velux window to the ceiling. Sink and w/c.

EXTERNALLY

The plot is mainly laid to tarmac enclosed by a variety of plants, trees and shrubs. All enclosed by fencing. 1960's detached chalet style property to be demolished.

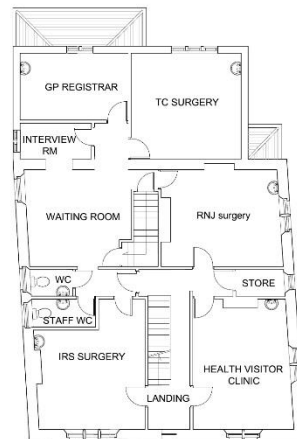
Planning application: 16/07198/FUL

Conversion of existing Bradford Road Medical Centre into 5 No. 2-bedroom flats. Demolition of pharmacy at rear of site and erection of 4 No. 3-bedroom terraced town houses (Resubmission of W/13/00186/FUL)

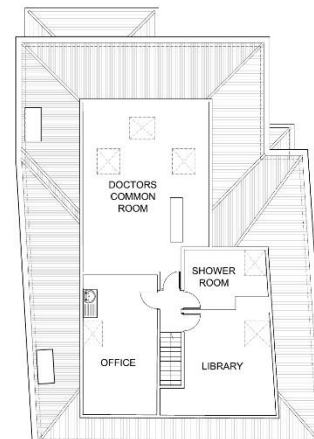
Full plans can be seen on the Wiltshire Council website



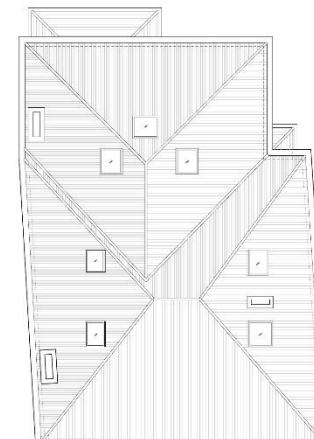
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

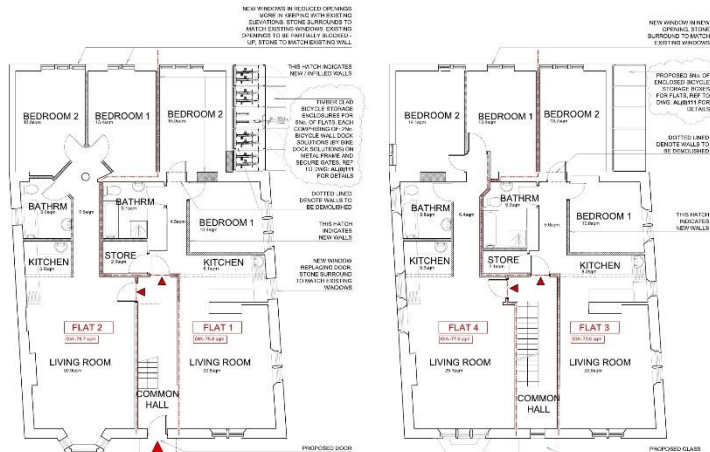


EXISTING SECOND FLOOR PLAN



EXISTING ROOF PLAN



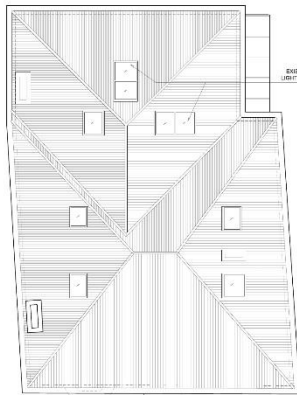


PROPOSED GROUND FLOOR PLAN

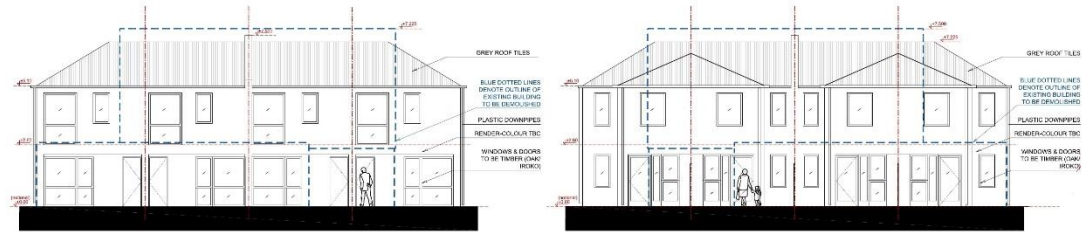
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

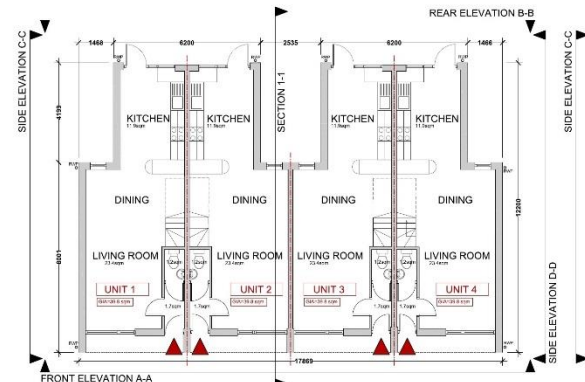


PROPOSED ROOF PLAN

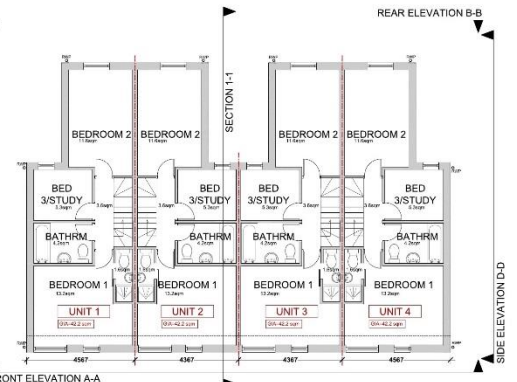


PROPOSED FRONT ELEVATION A-A

PROPOSED REAR ELEVATION B-B



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and Sat 9.30am to 4pm

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