



**1 THE GALLERY, VICTORIA SQUARE,
ASHBOURNE, DE6 1GG**

PRICE: OFFERS AROUND £125,000



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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

An extremely characterful two-storey town centre property, with mellow brick construction and situated in an historic part of Ashbourne, just off the Market Place area. Having for many years been utilised as a commercial and retail premises, it now has the benefit of full planning consent for conversion to a dwelling.

Likely to be of interest to buildings, developers and speculators as well as those individuals looking to create a town centre residence or even retaining the property in its existing form as an interesting retail outlet, an early internal viewing is enthusiastically encouraged.

ACCOMMODATION

The property currently provides the following accommodation:

Front access door to

Entrance Lobby with steps to

Main ground floor room having overall measurements of 5.1m x 3.5m (16'5" x 11'6") with staircase off to first floor level and exterior door to rear.

Former staff area approximately 2.5m x 1.6m (8'2" x 5'3") to include wc with wash-hand basin.

At first floor level half landing with two steps up to open plan L-shaped room, again having overall measurements of 5.1m x 3.5m (16'5" x 11'6") but excluding the staircase and stairwell of approximately 2.7m x 1.7m (8'10" x 5'7").

SERVICES

It is understood that mains water, electricity and drainage are connected to the property.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

PLANNING CONSENT

The property has the benefit of full Planning Permission for a conversion and change of use from a retail shop to a dwelling, granted by Derbyshire Dales District Council on 31st January 2025, under Application Number 24/01107/FUL. Copy of the Planning Consent is offered for inspection at the Agents' office, but also full details of the Application supporting documentation and decision, are available at Derbyshire Dales District Council Planning Portal.



RATING ASSESSMENT

Current ratable value £4,300

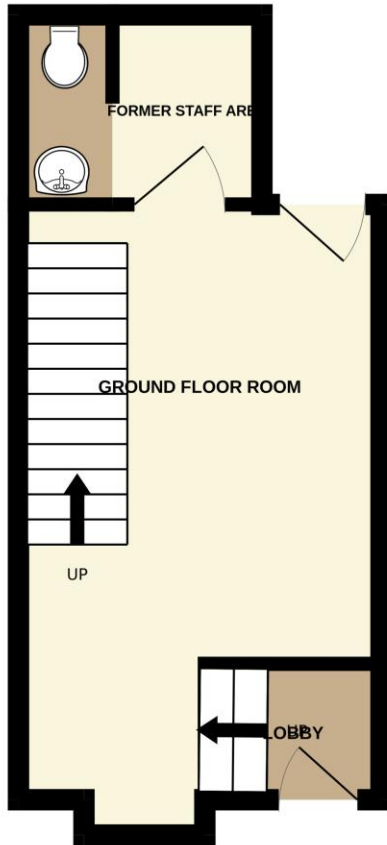
EPC RATING C**VIEWING**

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

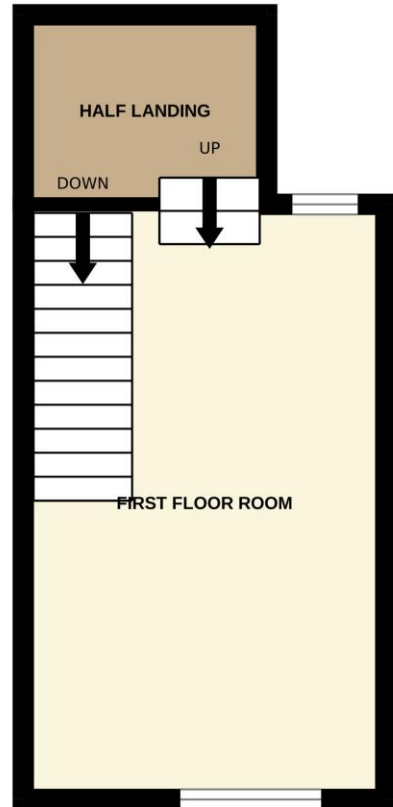
WHAT3WORDS – waddled.scornful.loved

Ref FTA2740

GROUND FLOOR
203 sq.ft. (18.9 sq.m.) approx.



1ST FLOOR
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 403 sq.ft. (37.4 sq.m.) approx.

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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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.

The particulars form no part of a contract or lease.