

01480 451578

eddisons.com

Eddisons

POTENTIAL DEVELOPMENT - FOR SALE



### APPLE TREES SURGERY

CHAPEL ROAD, EARTH, CAMBRIDGESHIRE PE28 3PU

**Unconditional offers in excess of £120,000**

**Size: 0.15 acres (0.06 hectares)**

- Rare opportunity to acquire self-contained former practice
- Good levels of parking
- Village location
- Potential for development (STP)

## LOCATION

Earith is situated approximately 5 miles to the east of St Ives on the A1123. St Ives provides easy access to the A14 to travel east or west and links with the A1 and the A1/M1 link terminus to the west and with the M11 at Cambridge.

To find the property proceed along Earith High Street to the junction of Colne Road. Turn into Colne Road and Chapel Road will be on the right hand side. Proceed along Chapel Road approximately 200 yds and the property will be on the right hand side.



## DESCRIPTION

The property provides a rare opportunity to acquire a self-contained former doctors surgery with good car parking. The property sits within a site measuring approximately 0.148 acres in total and is thought to be suitable for potential development (STP).

A planning application was submitted to the local authority (Huntingdonshire District Council) with the reference 18/01690/FUL however was later withdrawn before a decision was made due to personal circumstances. The application was for the demolition of the existing surgery building and erection of a 4-bedroom detached dwelling with parking. Consideration will need to be given to retain the public footpath on site although it is understood it may be possible to relocate within the site.

Please note that the area edged red on the plan is for indicative purposes only.

## SERVICES

Mains electricity and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranties are provided.



## PRICE

Offers are invited on an unconditional basis in excess of £120,000.

## VAT

We understand that VAT will not be charged on the price.

## RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £1,400.

For the year commencing 1 April 2024 rates will normally be charged at 49.9p if the RV is below £51,000. However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to make their own enquiries directly with the local council.

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction

## EPC

We are awaiting an EPC.

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01480 451578

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

**Eddisons**

## LISTED STATUS

We understand the building is not listed according to Historic England.

## VIEWING

Strictly by appointment with the sole agents:-

**Eddisons**  
**Incorporating Barker Storey Matthews**

150 High Street  
Huntingdon  
Cambs  
PE29 3YH

Contact: Matthew Hunt  
[matthew.hunt@eddisons.com](mailto:matthew.hunt@eddisons.com)  
(01480) 451578

811.1210105 240704



For more information, visit [eddisons.com](http://eddisons.com)  
T: 01480 451578

**Eddisons**

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.