

## Unique opportunity to acquire a former vets, together with a rear, 3 bedroomed semi-detached house

**161.6 m<sup>2</sup>**  
(1,739 ft<sup>2</sup>)

- Former veterinary practice extending to 782 ft<sup>2</sup> (72.7 m<sup>2</sup>)
- Comprising reception and consulting rooms
- 3 bedroomed semi-detached house at 11 Haddon Crescent, extending to 957 ft<sup>2</sup> (88.9 m<sup>2</sup>)
- Gas central heating and off-road parking



**FOR SALE**



Location



Gallery



Contact

## Location

The property lies about 4 miles southwest of the Nottingham city centre, just to the north of the A6005 bypass road at Chilwell.

70 Attenborough Lane lies on the western side of Attenborough Lane and the 3 bedroomed house with access off Haddon Crescent.

The property lies close to most amenities and is about 1.5 miles southwest of Beeston town centre.

## Description

The veterinary building fronts Attenborough Lane and was extended in 2012/2013, of cavity wall construction beneath flat felt roofing. The accommodation is of a good specification which includes:

- Gas central heating and part air conditioning
- Reception with main fitted consulting room off
- 2 further small consulting rooms
- Utility room
- Front and rear access doors

11 Haddon Crescent provides the following specification:

- Gas central heating and double glazed windows
- Through lounge/dining room
- Fitted kitchen
- 3 bedrooms and bathroom
- Off-road parking





## Accommodation

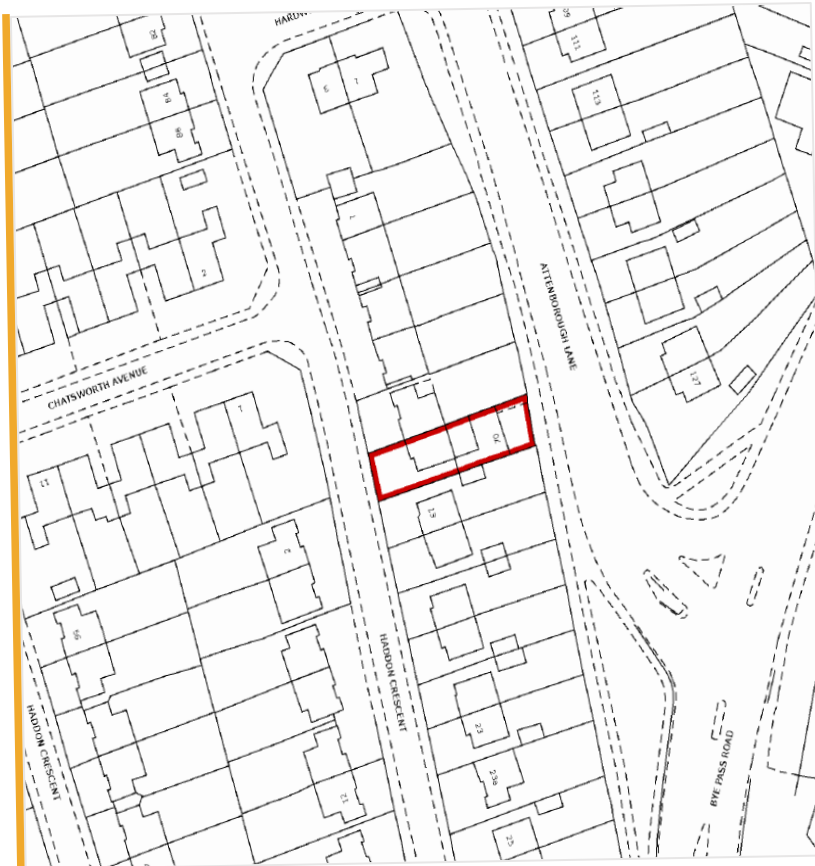
Description	m <sup>2</sup>	ft <sup>2</sup>
<b>70 Attenborough Lane – Veterinary Practice</b>	72.7	782
<b>11 Haddon Crescent – Semi-Detached House</b>		
Through lounge/dining room	28	301
Kitchen	6.2	67
Front bedroom 1	15.6	167
Rear bedroom 2	11.9	128
Front bedroom 3	5.46	59
Bathroom with shower, washbasin and WC		
<b>Gross Internal Floor Area</b>	<b>88.9</b>	<b>957</b>

(This information is given for guidance purposes only).

## EPC

11 Haddon Crescent, Beeston, Nottingham has an energy rating of **D**, valid until 2 April 2029.

An EPC will be available shortly for 70 Attenborough Lane.



## Rates Information

From enquiries of the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)), we have obtained the following information:

**Address:** Dove Veterinary Surgery, 70 Attenborough Lane, Chilwell, Nottingham, NG9 5JW

**Rateable Value:** £3,400

In respect of 11 Haddon Crescent, this has a Council Tax Band of **Band C**.

## Planning

The original planning of the property is as a Veterinary Medical Centre which has now been replaced with Use Class E. Parties are advised to make their own enquiries.

## Price

Offers are invited in the region of:

**£295,000**  
**(Two Hundred and Ninety-Five Thousand Pounds)**



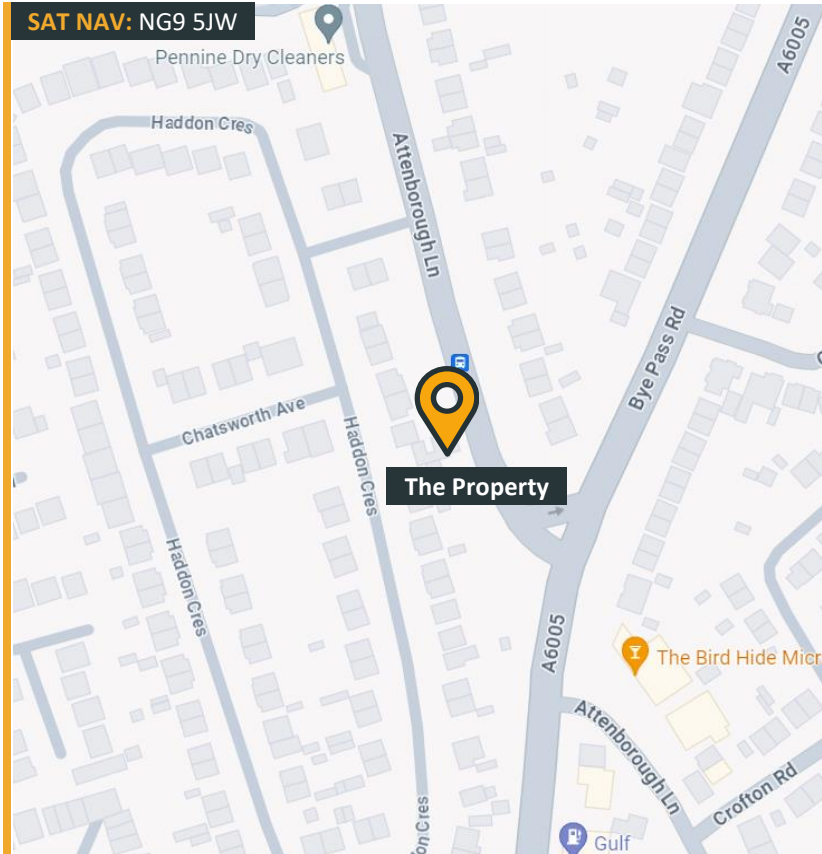
Location



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## VAT

VAT is not applicable to this transaction.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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04/03/2024

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.