

**AN EXCELLENT TOWN CENTRE RETAIL AND REDEVELOPMENT  
OPPORTUNITY**

**25 COMPTON STREET, ASHBOURNE, DE6 1BX**



**PRICE: O/A £230,000**

A prominent, three-storey, town centre premises with planning consent for full residential conversion

## DESCRIPTION

An exclusive and exciting opportunity to acquire a substantial and prominent, three-storey, town centre premises which now has the benefit of a planning consent for the conversion of the ground floor to residential usage.

The premises have traditionally been utilised as a ground floor retail sales shop, for many years trading as Gallaghers Newsagents (more recently MSR) with a spacious three bedroomed, self-contained apartment at upper floor level. Whilst the property could still readily be utilised for retail purposes should it be required with owner, staff, or investment accommodation over the opportunity now exists for a ground floor redevelopment programme to provide a further, spacious, self-contained, two bedroomed apartment.

## ACCOMMODATION

The accommodation currently provided briefly comprises:

**Ground Floor Retail Space** approx. 8.3m x 6.2m (maximum overall measurements) with door off to

**Rear Store** approx. 4.6m x 3.7m

At first floor level

**Living/Dining Room** approx. 6.2m x 4.8m

**Kitchen** 3.6m x 2.8m

**First Floor Bedroom or Study** 3.7m x 2.7m maximum

At second floor level

**Bedroom** 3.8m x 3.2m max with over stairs cupboard.

**Bedroom** 3.8m x 2.8m max

**Bathroom**

## OUTSIDE

There is an enclosed rear courtyard area having up and over door and vehicular side access, wc (utilised for shop). The flat has the benefit of an open terrace at first floor level accessed from the kitchen.

## PLANNING

The premises have the benefit of a full planning consent under Application No. 19/01268/4 dated 17<sup>th</sup> January 2020 granting a change of use from a shops to a two-bedroomed apartment together with associated external alterations. A copy of the planning consent and other associated documentation is available for inspection at the agents Church Street offices and is also available on the Derbyshire Dales District Council planning portal ([www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)) and these can be accessed utilising the above application number.

This planning consent provides for the conversion of the shop into the living room with dining area which has direct pedestrian access from Compton. An inner hallway leads to store, bedroom and bathroom and through to the rear kitchen with further bedroom off. The plans include for the provision of new window openings on the side elevations together with the

removal of the current shop display window with brickwork infill and the inclusion of two new windows.

## SERVICES

It is understood that all mains services are connected.

## 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

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

## COUNCIL TAX

Ground Floor

Rateable Value £9,300

Charges Payable £4,640.70

Upper Floors

Council Tax Band B

## EPC RATING

Ground Floor – TBA

Upper Floors – Band F

## VIEWING

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

## DIRECTIONS

From the agents Church Street office turn left. At the traffic light junction turn right into Dig Street and proceed into Compton. Continue along and the property will be found on the righthand side.

Ref: FTA2326

Architectural drawings of the proposed external elevations for a building. The drawings include three elevations: 'SIDE / Link Detached' (left), 'FRONT' (middle), and 'SIDE / to Sainsburys' (right). A scale bar indicates 100 meters. The drawings show a building with a gabled roof, multiple windows, and a rear extension. Annotations include 'Proposed New Office' and 'Proposed New Office'.

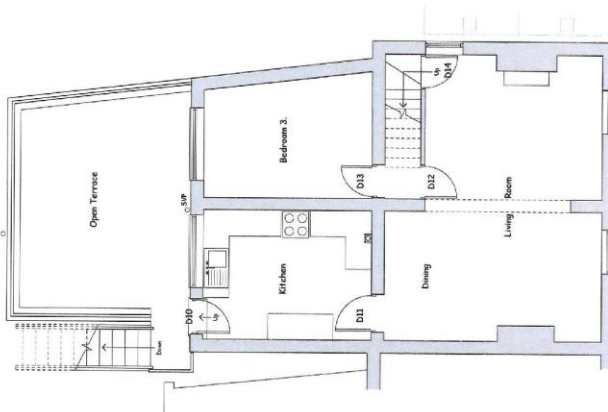
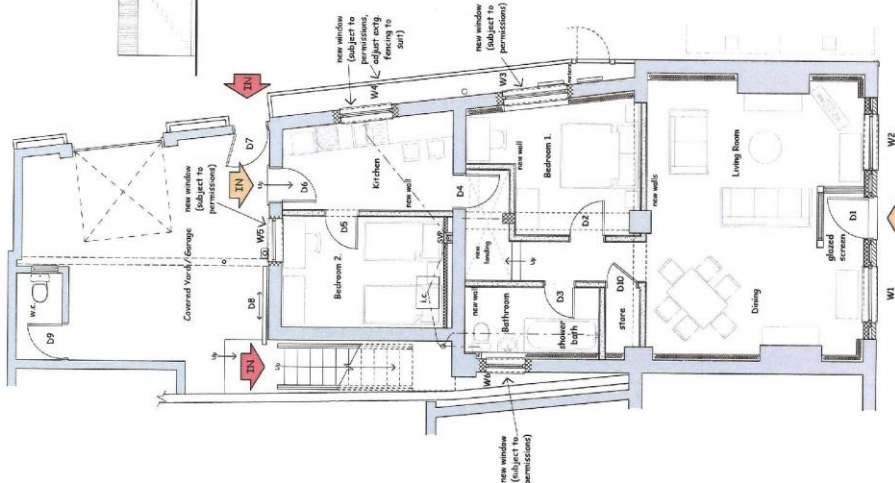


SIDE / Link Detached

FRONT

SIDE / to Sainsburys

REAR



**EXISTING FIRST FLOOR PLAN**  
(retained as existing)



EXISTING SECOND FLOOR PLAN  
(retained as existing)

Reception:	Alterations from Existing 6.Floor Shop Unit	Drawings Title	25 Compton, Ashbourne Derbyshire DE6 1BX	Drawing No.	J5H/09/19 - 02
Job Title				Location	
				Scale	
				Date	Sept 2019

<b>Proposed Layouts</b>	2/5 Compton, Ashbourne Derbyshire DE6 1BX	Drawing No.	J5H/09/19 - 02
		Scale	Date
		Authorised	Sept. 2019

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[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

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.