

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Warwick House, 262 Woodhouse Road Horsley Woodhouse, Ilkeston, Derbyshire DE7 6AY



A rare and interesting opportunity to acquire two former residential properties but now converted into offices

- Situated in a highly desirable residential location • Providing ample office space and large car parking areas • Interesting opportunity, subject to planning for a variety of uses and could maintain current office use • The following uses are suggestions subject to the granting of planning consent - • Converted back into two residential detached properties - • Potential building plot - • Potential use for medical centre / veterinary practice / care facilities - • Potential nursery and child care facilities • For further information contact the agent •

Offers in excess of £400,000



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GENERAL INFORMATION

A rare and yet interesting opportunity to acquire two former residential detached dwellings that over many years have been linked to form a substantial office having a large rental income. The existing tenants are due to give notice shortly.

The property offers a variety of potential uses, all subject to planning consent but ideas and suggestions would be to retain the existing building as offices; to demolish and obtain planning consent for possibly up to three detached dwellings; an apartment scheme; care facilities; dental practice, veterinary facilities; child's nursery care etc.

The properties are constructed of brick and tile with a pitched roof being mainly double glazed and the buildings are fully centrally heated throughout. The properties offer the provision of a separate kitchen, a shower room and cloakroom facilities along with a variety of offices situated over two floors. Outside the land is tarmacadamed and offers ample car standing space.

Please be advised there is an electrical substation to the bottom left hand corner of the land and access is to be required for 24 hours a day.

This sale provides a genuine opportunity for the discerning purchaser to acquire a substantial building, currently used as offices, having interesting potential.

LOCATION

The village of Horsley Woodhouse and neighbouring Smalley offer a good range of amenities including post office, Co-op, two reputable primary schools, recreational ground, regular bus services and easy access to Derby, Heanor, Ripley and Belper. Horsley Woodhouse also allows fast access to the A38.

ACCOMMODATION

BUILDING ONE

ENTRANCE HALL 1.93m x 1.67m (6'4" x 5'6")

LOBBY 3.62m x 2.66m (11'11" x 8'9")

OFFICE 1

With central heating radiator.

OFFICE 2 2.75m x 3.35m (9'0" x 11'0")

OFFICE 3 3.62m x 4.16m (11'11" x 13'8")

With central heating radiator.

ADMIN OFFICE 1 3.00m x 4.00m (9'10" x 13'1")

With central heating radiator.

ADMIN OFFICE 2 3,00m x 4.60m (9'10" x 15'1")

With central heating radiator.

ADMIN OFFICE 3 3.49m x 3.45m (11'5" x 11'4")

With central heating radiator.

RECEPTION 4.19m x 6.02m (13'9" x 19'9")

With central heating radiator.

BOARD ROOM 4.6m x 6.3m (15'1" x 20'8")

With central heating radiator.



ADMIN OFFICE 4 2.7m x 3.3m (8'10" x 10'10")
With central heating radiator.

INT MEETING ROOM 3.4m x 5.2m (11'2" x 17'1")
With central heating radiator.

ADMIN STORE 3.4m x 2.5m (11'2" x 8'2")

SERVER ROOM 2.5m x 3.5m (8'2" x 11'6")

ADMIN OFFICE 5 3.6m x 4.1m (11'10" x 13'5")
With central heating radiator.

GROUND FLOOR CLOAKROOM (LADIES)
With low level WC, wash hand basin, Half tiled surrounds and tiled floor. Central heating radiator.

ENTRANCE HALL / LOBBY

ADMIN OFFICE 6 3.6m x 4.2m (11'10" x 13'9")
With central heating radiator.

ADMIN OFFICE 7 3.04m x 3.1m (10'0" x 10'2")
With central heating radiator.

KITCHEN 2.71m x 4.00m (8'11" x 13'1")
Provided with an inset sink unit and base cupboard beneath, work surfaces over and tiled surrounds. Complementary range of wall mounted cupboards. Boiler providing domestic hot water and servicing the central heating system. Wall mounted hot water heater.

ADJACENT BREAKFAST AREA 3.00m x 7.10m max (9'10" x 23'4" max)
With central heating radiator.

GROUND FLOOR CLOAKROOM (GENTS TOILET)

With low level WC, wash hand basin. Fully tiled walls and extractor fan.

LOBBY AREA

FIRST FLOOR

ADMIN OFFICE 8 3.25m x 5.5m (10'8" x 18'1")
With central heating radiator.

ADMIN OFFICE 9 3.1m x 2.09m (10'2" x 6'10")
With central heating radiator.

ADMIN OFFICE 10 3.1m x 2.4m (10'2" x 7'10")
With central heating radiator.

ADMIN OFFICE 11 4.85m x 4.56m (15'11" x 15'0")
With central heating radiator.

ADMIN OFFICE 12 2.97m x 5.50m (9'9" x 18'1")
With central heating radiator.

ADMIN OFFICE 13 3.30m x 5.50m (10'10" x 18'1")
With central heating radiator.

ADMIN OFFICE 14 3.70m x 3.00m (12'2" x 9'10")
With central heating radiator.

ADMIN OFFICE 15 2.50m x 4.36m (8'2" x 14'4")
With central heating radiator.

ADMIN OFFICE 16
With central heating radiator.

BUILDING TWO



ADMIN OFFICE 17 3.26m x 5.5m (10'8" x 18'1")

With central heating radiator.

ADJACENT ROOM 5.9m x 3.00m (19'4" x 9'10")

With central heating radiator.

FIRST FLOOR SHOWER ROOM

With low level WC, wash hand basin, shower cubicle and tiled surrounds.

OUTSIDE

There is a courtyard laid to tarmac with ample car standing space. There is an inner courtyard with flagstone patios.

GARAGE 2.5m x 5.00m (8'2" x 16'5")

With up and over door.

DIRECTIONAL NOTE

Travel to Derby proceed along the main A6 road through Darley Abbey and at the traffic island take the A38 north following this road to the major traffic island and continue along the A38. Take the slip road

off as signposted for Denby / Ripley follow the road for approximately two miles and at the Kilburn toll roads take the turning right onto A609 as signposted for Horsley Woodhouse. Continue along this road the property is situated on the left hand side at the junction with the first major traffic lights.

VIEWING

For further information contact the agent - Scargill Mann & Co - Derby office 01332 207720 (DM/JO).



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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