

Darley House, 11 Carlton Street, Cheltenham, GL52 6AG.

-  Development Opportunity
-  Cheltenham
-  For Sale
-  230.76 m2 (2,484 ft2)



RESIDENTIAL DEVELOPMENT OPPORTUNITY



Darley House, Carlton Street, Cheltenham

Period former Georgian house presently used as a dance school and flat. Potential for a range of uses, subject to the necessary consents being obtained.

Location

Darley House occupies a prominent corner position at the junction of Carlton Street and Priory Street, a short walk from Cheltenham's main shopping and commercial area. The town is the main commercial centre for Gloucestershire. Junctions 10 and 11 of the M5 are about four miles away, and the mainline station serves London Paddington, Birmingham and the Southwest. The property's central location makes it well suited to family occupation, with a choice of state and independent primary schools nearby.

Description

Darley House is an attractive Grade II listed Georgian building dating from around 1830. The property is semi-detached and arranged over three storeys and it has rendered stucco walls

and a slate roof, and its Carlton Street elevation is framed by striking pilasters.

The main entrance on Carlton Street is set behind cast-iron railings and a small front garden. A separate stairway leads down to the lower ground floor entrance and a light well with a vaulted store.

To the rear, a walled courtyard with herringbone paving has vehicle access and parking for four cars, together with a paved patio, planted borders, two garden stores and a further rear entrance into the building.

The building has retained many of its period character, with several original features still in place. It is heated by way of a gas fired boiler via radiators.

Ground and Lower Ground Floors

Two well-proportioned dance studios are formed from the original ground floor reception rooms, both fitted with sprung or vinyl dance floors, wall barres and mirrors, and served by a central entrance hall.

The principal rooms on the ground and first floors have deep moulded cornices, ceiling roses and tall sash windows.

The lower ground floor provides a third studio, changing rooms, WCs, stores and a boiler room.

First Floor

The first floor is accessed from a communal entrance and includes a self-contained two-bedroom flat with its own kitchen, shower room and living room, generously proportioned with good ceiling heights, cornicing and ceiling roses.

The flat is dated in its fittings and decoration and would benefit from modernisation.

Accommodation

(approx. net internal areas)

Lower Ground Floor	67.41 m ²	(726 ft ²)
Ground Floor	80.06 m ²	(862 ft ²)
First Floor	83.29 m ²	(896 ft ²)
Total	230.76 m²	(2,484 ft²)

The total approximate gross internal area extends to **332.49 m² (3,580 ft²)**.

Planning

The property has been used as a dance school and a flat. It is Grade II Listed and lies within a Conservation Area.





Darley House, Carlton Street, Cheltenham

Business Rates

The Rateable Value listed on the Valuation Office Agency website is £21,000.

Interested parties should make their own enquiries to the local billing authority to establish any transitional relief that may be available.

Energy Performance Certificate

The property has a Rating of C-72, and the EPC is valid until May 2036.

Terms

The property is offered freehold with vacant possession.

Guide Price

Offers are invited in the region of £750,000.

VAT

The property is not elected for VAT and therefore it will not be applicable on the purchase price.

Legal Costs

Each party to bear their own legal costs.





Darley House, Carlton Street, Cheltenham





Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

Ollie Hambling

 ollie@ashproperty.co.uk

 01452 300433

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

