



8 Pinnocks Lane, Baldock, Hertfordshire. SG7 6DF





## Detached House

### Guide Price £500,000 Freehold

Development or conversion opportunity in Baldock, Hertfordshire. For sale by Informal Tender is this interesting and intriguing property, steeped in history and situated just off the beautiful, wide Georgian High Street in Baldock Hertfordshire.



- Ground floor with nine rooms
- Parking to front and side
- Approx 2518 square feet
- Private external access
- Sold by unconditional informal tender
- Scope to create additional apartments
- Rear garden
- An abundance of history

## Description:

For sale by Informal Tender is this interesting and intriguing property, steeped in history and situated just off the beautiful wide Georgian High Street in Baldock Hertfordshire. Over the years the property has been a corner shop, Mr Turnham who was the milkman had several milk vans parked to the side of the building, it has been a bakery and it was also the base for a stage and event lighting business. For the last 37 years it has been a very successful physio therapist and community health business that is closing due to retirement; quite a history and now a new chapter. This two storey building is approximately 2518 square feet; on the first floor, measuring at 796 square feet, there is a very spacious two double bedroom apartment with a private external access. The ground floor, at 1722 square feet, comprises nine rooms and a basement and is used as therapy and treatments rooms. Outside there is a rear garden and parking to the front and side. We believe there is scope to create two additional, two bedroom apartments so three in total with a GDV of £1,025,000 or a rental income of approximately £43,2000. The alternative of creating three additional one bedroom apartments to the existing two bedroom apartment above would generate a GDV of £1,000,000 with an annual rental income of approximately £51,000. The other possibility would be to convert the property back to a house with enough space on the ground floor to include a self-contained annex. The property is being sold by unconditional informal tender. The tender will close on Friday April 4th 2025 at 12 noon. Tender forms will be provided by Satchells and we will request proof of funding. Should you need funding advice Satchells can provide this and for planning advice please contact Harry Dibden of Oakwood designs [planning@oakwoodplans.co.uk](mailto:planning@oakwoodplans.co.uk).

## Planning Options:

### Potential for Residential Conversion:

8 Pinnocks Lane, Baldock, is a ground-floor commercial unit currently classified under User Class E, which includes retail, professional services, offices and other commercial uses. Subject to the necessary consents, there is potential for conversion into residential flats through either the Prior Approval process or a Full Planning Application.

## Prior Approval Route:

Under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), certain Class E premises may be converted into residential dwellings (Use Class C3) through Class MA (Mercantile to Residential) permitted development rights. A Prior Approval application would need to be submitted to the local planning authority, with key considerations including:

- Impact on neighbouring uses: Consideration will be given to noise impacts from adjoining commercial uses.
- Transport and highways impacts: A transport assessment may be required to demonstrate that the development would not lead to adverse parking or traffic issues.
- Flood risk assessment: If the site is within a flood risk zone, a flood risk assessment must be provided.
- Natural light provision: Adequate natural light must be provided for all proposed habitable rooms.

If the site meets these requirements, conversion under Prior Approval could provide a more straightforward and cost-effective route to securing residential use.

## Drawings

We have three separate drawings for different schemes that are available on request

## Full Planning Application Route:

If Prior Approval is not feasible due to policy constraints or site-specific issues, a Full Planning Application would be required for the conversion. This would involve a more detailed assessment of:

- The principle of residential development in this location, particularly in relation to local planning policies and the town centre's vitality.
- Design and layout, ensuring the proposed flats provide a good standard of accommodation.
- Impact on the local character and streetscape, particularly if external alterations are required.
- Parking and access arrangements to demonstrate adequate provision for future residents.

A Full Planning Application could offer greater flexibility in design and layout, particularly if the conversion involves changes to the external appearance of the building. However, it would be subject to additional policy scrutiny and consultation.

## Conclusion:

8 Pinnocks Lane offers strong development potential for conversion into residential flats, either through Class MA permitted development (subject to meeting the relevant criteria) or a Full Planning Application. The final approach will depend on site-specific factors and local planning policies.







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