

- Detached former surgery
- Central village location
- Potential for alternative uses (STP)
- Freehold with vacant possession

Description

A rare chance to purchase a former surgery in the heart of the popular village of Kedington, which has been closed since 2025.

The detached building is of brick wall construction beneath a pitched tiled roof, with UPVC double glazed windows and doors. The building therefore offers a wonderful opportunity to owner occupiers and investor buyers alike.

The internal accommodation can be summarised as follows:

Entrance Hall with UPVC double glazed windows and doors; Kitchenette with MDF base and wall units and sink; Cloakroom with wc, wash hand basin; Treatment Room 1 with wash hand basin; Treatment Room 2 with wash hand basin; Reception Area with dual aspect double glazed windows and desk.

The gross internal floor area is approx. 59m².

EPC Rating: F

Outside – the property occupies a prominent corner plot between White Horse Road and School Road, and benefits from parking to the front and left hand side of the building which provides off-street parking for multiple cars. Note should be made that the neighbour to the rear may be occupying a small area the ground to the rear of the building – see legal pack for details.

Location

The village of Kedington has a good range of local amenities including a village store, butchers shop, hairdressers and public house, as well as primary academy. Further facilities can be found in the nearby town of Haverhill approximately 3 miles to the south west, along with Newmarket approximately 12 miles north, and Cambridge approximately 20 miles away.

What3Words: ///consults.shape.ranged

Planning

The surgery was actively used until 2020, after which its use was reduced to prescription collections and administration only, until it then closed completely in 2025. It is considered that the site may be suitable for potential alternative uses, subject to gaining the necessary planning consents.

TENURE: Freehold with vacant possession

LEGAL PACK: www.cheffins.co.uk/auctions/property-auctions or Lauren Philpot at Ellison Solicitors, Stedman Chambers, 43 Head Street, Colchester, Essex, CO1 1NH

VIEWING: Cheffins Property Auction Dept 01223 213777

