



1 Longfield Road, Hartshill, Stoke on Trent, ST4 6QN
For Sale: £400,000

Medical/Day Centre with Planning for Change of Use to Residential Use
Gross Internal Area 294.76 sq. m (3,172 sq. ft.)

Description

The property comprises a traditionally constructed part single/part two-storey building having a longstanding use as medical/day centre.

The building specification includes:

- Double glazed windows
- Plastered walls and ceilings
- Mixed floor coverings
- Gas Central Heating with supplementary electric heating to some areas
- Mixed lighting
- Perimeter trunking
- Fire Alarm
- Emergency Lighting

Site coverage is approximately 40% with external areas comprising off-street parking for approximately 5 cars to the Ashlands Avenue frontage and garden land to the remainder.

Accommodation

Ground Floor	Sq. m	Sq. ft
Entrance Foyer	5.60	60
Reception/Day Area	61.27	660
Stairwell		
Internal Circulation		
Kitchen	11.04	119
Office	10.92	118
WC	5.49	59
Wet Room	9.37	101
Office	13.36	144
Storeroom	4.36	47
Office	11.77	127
Storeroom	3.57	38
Office	15.10	163
Storeroom	5.61	60
Office	11.42	123
Storeroom	4.36	47
First Floor		
Internal Circulation		
Meeting Room	26.31	283
WC	4.15	45
Kitchen	6.13	66
WC	5.31	57
Office	11.21	121
Storage Cupboard	2.07	22
Gross Internal Area	294.76	3,172

Services

All mains' utilities services and mains drainage appear to be available.

Energy Performance

Energy Rating B

Planning

The Property has a longstanding use as a medical/day centre, now most likely to fall within Use Class E of the Town and Country Planning (Use Classes) Order 1987, as amended.

Planning permission for change of use to residential use pursuant to Stoke on Trent planning reference 25/FUL/00790 was obtained on 2 March 2026. Refer to attached drawings.

Rateable Value

- Description: Surgery & Premises
- Rateable Value: £12,750
- Effective Date: 1 April 2026

Tenure

Freehold with vacant possession.

Price

£400,000

VAT

Not applicable.

Costs

Each party is to be responsible for their own legal costs.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations identification and confirmation of the source of funding will be required from the purchaser.

Viewings

Viewing is strictly by appointment with the Sole Agent:

Glenn Hammond MRICS

T: 01782 659 905

M: 07957 994 057

E: glenn@hammondsurveyors.co.uk

Phil Webb

T: 01782 659 905

M: 07821 639 094

E: phil@hammondsurveyors.co.uk

Subject to Contract

Disclaimer: Hammond Chartered Surveyors on its behalf, for any joint agent and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hammond Chartered Surveyors has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of all outgoing and VAT. 5. Hammond Chartered Surveyors is the trading name of GMH Surveyors Limited.



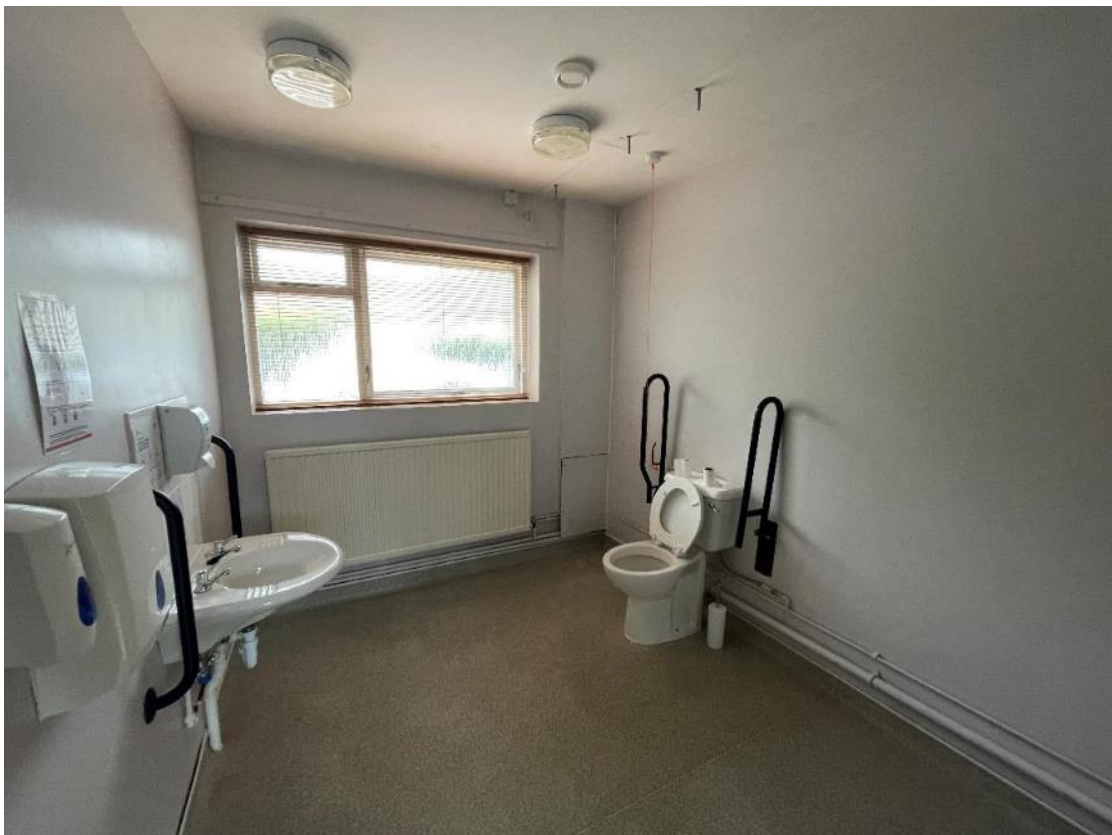










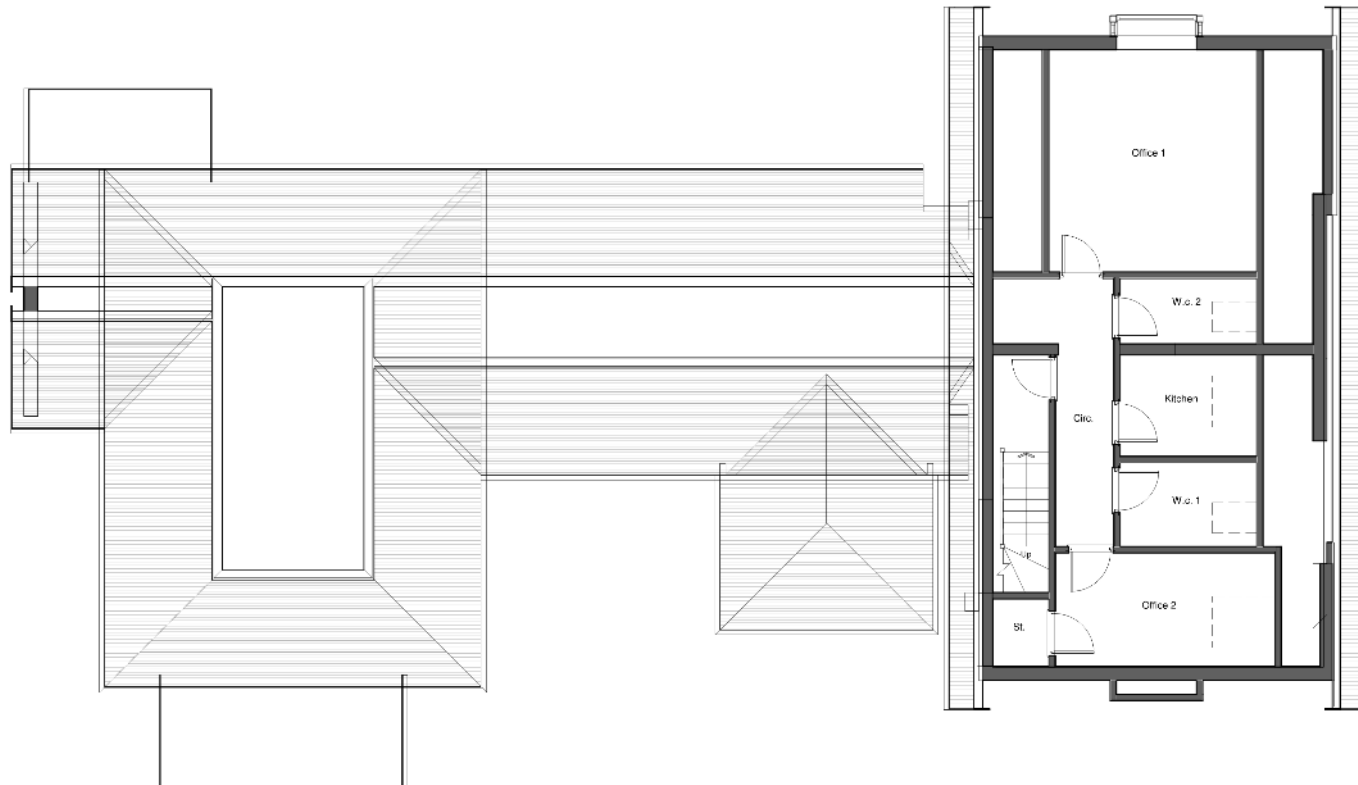








38715735 11 55 58



1 Existing First Floor Level
1:50

GENERAL NOTES

1. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND THE CURRENT BUILDING ACT 1997.
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PROJECT INFORMATION

Client: Mr Maxted
Address: 1 Longfield Road, Hartill, Newcastle under Lyme

EXISTING FIRST FLOOR PLAN

Author	09/22/22	Scale	1:50
Check		Drawn	A1

-P413 - 201 EP02

28/10/2022 11:18:48



1 Existing Block Plan
1 : 200



GENERAL NOTES

All work is to be completed in accordance with the planning consent notice ref:

All building work is to conform with the 2010 Building Regulations and all subsequent revised documents and to the satisfaction of the building control officer.

The contractor is to check all dimensions and conditions on site prior to commencing works. This drawing is not to be scaled.

Works to be completed in strict accordance with all project specific documents produced in accordance with the CDM Regulations 2015.

It remains the duty of the client and contractor to establish all legal boundaries on site.

This drawing and its contents remain the copyright of EPOCH Architecture Ltd.

KEY

F.C.	-	Floor - Cell Height
C.H.	-	Head Height
D.H.	-	Door Head Height
(E)S.W.I.C.#	-	Floor - Ceiling Height
(E)F.W.I.C.#	-	Existing Fault Water Inspection Chamber
(E)S.W.I.C.#	-	Existing Surface Water Inspection Chamber
(E)C.W.I.C.#	-	Existing Combined Water Inspection Chamber
(E)F.W.M.H.#	-	Existing Fault Water Manhole
(E)S.W.M.H.#	-	Existing Surface Water Manhole
(E)C.W.M.H.#	-	Existing Combined Water Manhole
R.P.	-	Rainwater Pipe
S.V.P.	-	Soil Vent Pipe
S.S.	-	Sub-Stack
G.	-	Gully
B.I.G.	-	Back Inlet Gully

DRAWING NOTES:

Rev:	Details:	By/Chk	Date:
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EPOCH Architecture Limited
12 Robin Hill, Biddulph Moor, Staffordshire,
ST8 7NN

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E: jonah@epocharchitecture.co.uk
W: www.epocharchitecture.co.uk

EPOCH Architecture Limited
Registered in England &
Wales
10183180



Client:

Mr Maxted

Project:

1 Longfield Road, Hartshill, Newcastle under
Lyme

Drawing Title:

Existing Block Plan

Stage:

Planning

Status:

Approver

Drawn By:

EA

Date:

28/10/25

Scale:

1 : 200

EPOCH Job Number:

-P413 - 208 EP05

Sheet Size:

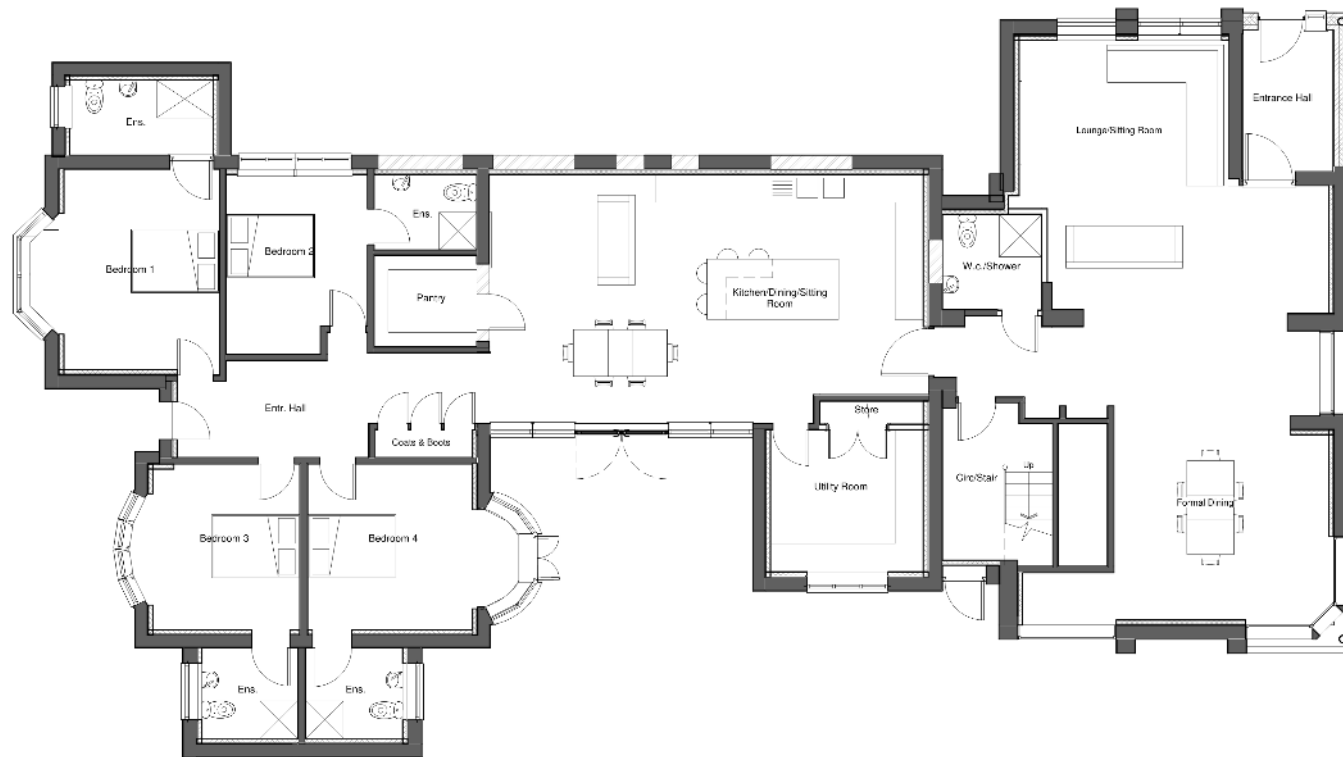
A3

EPOCH Drawing Number:

-P413 - 208 EP05

Revision:

05/11/2025 14:53:40



1 Proposed Ground Floor
Level
1:50

KEY

W.C. / Shower
Bath
Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom
Pantry
Kitchen/Dining/Sitting Room
Lounge/Sitting Room
Utility Room
Store
Circ.Stair
Entr. Hall
Entr. Hall

EXPLANATION

W.C. / Shower
Bath
Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom
Pantry
Kitchen/Dining/Sitting Room
Lounge/Sitting Room
Utility Room
Store
Circ.Stair
Entr. Hall
Entr. Hall

REVISIONS

No.	Description	Date
1	Issue for planning	10/10/2023



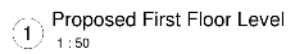
CLIENT

Mr Maxted
1 Longfield Road, Hartill, Newcastle under Lyme

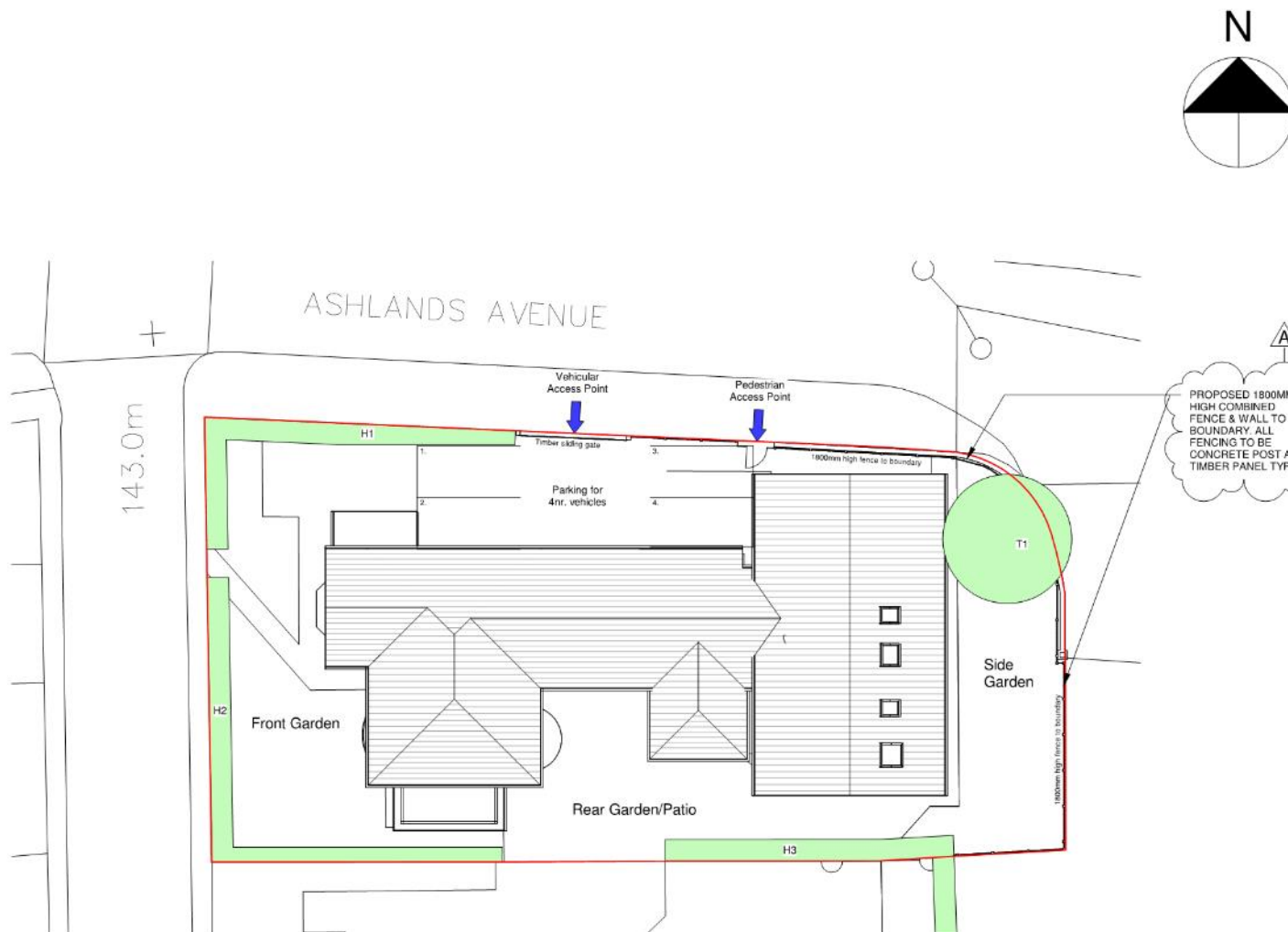
PROPOSED GROUND FLOOR PLAN

App.	Plan	Scale
Planning	EA	1:50
EA	20/10/23	
-P413 - 204 PP01		A

DATE: 10/10/2023



Mr Maxted			
Address			
1 Longfield Road, Hartfield, Newcastle under Lyme			
Date: 1/1/14			
Proposed First Floor Plan			
Size	Area		
Planning	App-over		
Area: 4	Size	Scale	
LA	20/12/15	1 : 30	
DRG: 024943-100	Drawn: 02	A1	
LA/PC Refused Notice	Date of:		
-PA13 - 205 P002			
S:\55555\55555\55555.MXD			



1 Proposed Block Plan
1 : 200



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Trap	-	Rainwater Pipe
SVP	-	Soil Vent Pipe
S.S.	-	Sub-Stack
G.	-	Gully
B.G.	-	Back Inlet Gully

DRAWING NOTES:

PROPOSED 1800MM HIGH COMBINED FENCE & WALL TO BOUNDARY. ALL FENCING TO BE CONCRETE POST AND TIMBER PANEL TYPE

A	Spec. for boundary fencing confirmed.	By/Chk	05/01/2026
Rev:	Details:		Date:

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W: www.epocharchitecture.co.uk

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Drawing Title:

Proposed Block Plan

Stage:

Planning

Status:

Approver

Drawn By:

EA

Date:

27/10/25

Scale:

1 : 200

EPOCH Job Number:

Sheet Size:

A3

EPOCH Drawing Number:

-P413 - 209 PP05

Revision:

A

05/01/2026 12:00:44