



Prebendal House, Independent office building, car park and extensive grounds, set in over 3 acres.

Sacrista Prebend & The Community of St Laurence Building, Westgate, Southwell, NG25 OJH

Guide Price £1,700,000 Freehold





Local Information

Set in the historic and highly sought after minster town of Southwell, the property offers immediate access to all the important amenities, with excellent schooling, shopping, restaurants and the impressive Minster.

Set alongside some of Southwell's most desirable properties, the exceptional convenience of Sacrista Prebend, combined with magnificent views of the Minster's western elevation provides a rare re-positioning opportunity.

Southwell itself is a much sought after minster town, located with excellent access to Nottingham (15 miles), the A1 and Newark (9 miles) with its fast rail connections to London and the South East.

Southwell Minster has always had a dominating influence throughout the history of the town and it acquired Cathedral status in 1884 when the Southwell Diocese was formed. The Minster, which is set opposite Sacrista Prebend is surrounded by a walled church yard providing an open space at the very centre of the town.

There are a number of significant large houses within the Minster area, most of which are Prebendal houses or their replacements set within their own grounds. These were the former residencies of the Prebendaries (Canons) who were supported by income from endowments of properties and tithes known as Prebends. There are now only nine remaining and none is an original building although parts of originals have been incorporated within the new fabric.

The Prebendal houses are set back from the road on the north and west sides of Southwell Minster churchyard. Southwell Minster was founded as a collegiate church.

The Canons formed the Minster's governing body called the Chapter and each Canon had his own house set around the Minster of which Cranfield was derived, having formerly and originally being named Oxton One Prebend.

Southwell town itself has a wealth of history and attracts many visitors with an excellent range of independent shops, restaurants, cafes and inn's. There are numerous sporting facilities around Southwell, with the renowned Southwell Racecourse in the Town, golf courses within easy reach.

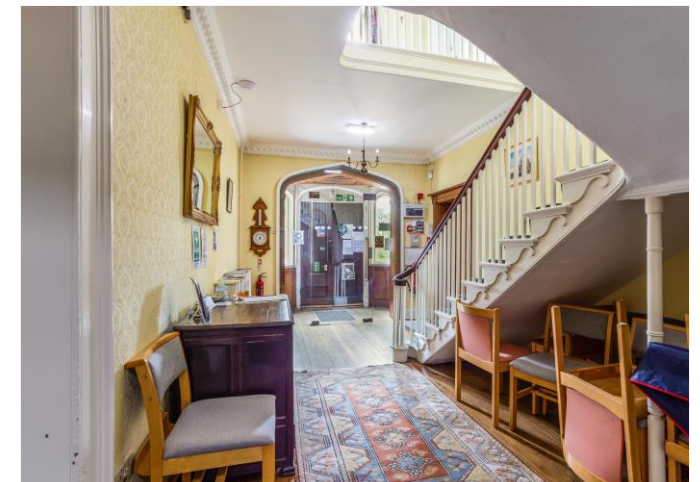
About this property

Sacrista Prebend is a stunning Grade II Listed former Prebendal House being of late 18th century origins with later neo Gothic frontage. Nichols Pevsner the buildings of England, gives much coverage to Southwell Minster and the Prebendal Houses.

The property comprises three distinct parts offering an extremely rare opportunity either for an owner occupier, developer or investor.

Sacrista Prebend currently used as a learning, conference and retreat centre has a magnificent established garden and gated frontage with carriage driveway, leading up to the perfectly symmetrical Neo Gothic front elevation with stone dressings beneath a pitch slated roof with two gabled wings and central canted flat roofed porch with pierced balustrade and Tudor arch doorway.

Sacrista Prebend internally offers very manageable accommodation of generous proportions and retaining extensive period detailing throughout. The impressive inner hall is flanked on either side by two principal sitting rooms, each retaining their original chimney pieces both benefiting from striking views of the Minster's western elevation.



The balance of the ground floor accommodation is configured to provide an attractive library, administrative office, dining room, kitchen, bedroom and ancillary welfare facilities.

At first floor the accommodation is configured to provide six further bedrooms, living room and kitchen with ancillary welfare facilities.

On the northern boundary of the property an integral driveway running length, provides access to the Community of St Laurence Building, former outbuildings, having been converted to well specified offices and arranged over ground and first floor, being of a traditional brick construction with part timber and part glazed elevations under a combination of slate and clay pantiled roof coverings.

The property was extensively remodelled and is arranged around an attractive landscape central courtyard.

Internally, the accommodation is configured to provide offices, kitchen, activity rooms, training rooms, kitchen and staff welfare facilities at ground floor with offices, stores and staff welfare facilities at first floor and serviced by a lift and staircase.

Finally, there is a derelict former Vine House in the grounds.

Both Sacrista Prebend and the Community of St Laurence Building benefit from a large car park to the north western boundary of the site accessed off Queen Street and Prebend passage, an unadopted highway servicing a number of adjoining properties. To the south of the car park are situated the wider grounds of Sacrista Prebend which are generally level in topography being grassed and incorporating a comprehensive range of mature and juvenile deciduous and evergreen trees.

Site Area

The property has a site area of 3.26 acres (2.83 hectares).

Planning

It is understood that both Sacrista Prebend and the Community of St Laurence Building (within the curtilage of Sacrista Prebend) benefit from part B1 (office) and part D1 (non-residential institutional) use.

Interested parties are advised to address their further enquiries direct to the planning department of Newark & Sherwood District Council, Tel: 01636 650000

Further details can be obtained from Newark & Sherwood District Council Planning Department <https://www.newark-sherwooddc.gov.uk/your-council/planning-services/>

Occupational Lease

The Community of St Laurence Building is subject to an full repairing and insuring occupational lease dated 2 June 2024 between the Chapter of the Cathedral Church of the Blessed Virgin Mary, Southwell, Nottinghamshire and Reach Learning Disability for a term expiring and including 1 June 2031 at a current rental of £22,942 per annum, reviewable by reference to the Retail Prices Index (RPI).

The lease is subject to a tenants option to break at anytime on giving 9 months notice.

Tenure

Freehold

Legal Costs

Each party are to bear their own legal costs incurred.

VAT

To be confirmed

AML

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors instructed.





