

HATTON PRINCE MEMORIAL METHODIST CHURCH

SCROPTON ROAD, HATTON, DERBYSHIRE, DE65 5DT



PRICE: Offers around £200,000

DESCRIPTION

A very substantial, former Methodist Church premises of traditional brick and tile construction the original section of which dates from 1912 but with later rear additions.

Being located in a prominent location fronting on to Scropton Road in Hatton, convenient for all local facilities and amenities as well as those in nearby Tutbury the property is approximately 5 miles from Burton on Trent and about 9 miles from Derby with the A50 and A38 trunk roads both being within convenient reach.

Occupying an extensive site area of some 632sq.m or thereabouts it is estimated that the total gross internal floor area extends to some 186sq.m or thereabouts. Now being surplus to the requirements of the Methodist Church the property is considered ideal for alteration and conversion to a variety of potential alternative uses subject to the obtaining of any necessary planning consents etc.

ACCOMMODATION

The property benefits from partially upvc sealed unit double glazing and gas fired central heating throughout and provides

Entrance Hall 25'4" x 4'7" [7.72m x 1.7m] accessed by double opening doors to the front and also providing access to

Main Worship Area 26'2" x 21'8" [7.97m x 6.6m] with pine boarded floor, high level arched windows to the front and triple arched windows to the side. Folding pitch pine doors at the rear enable the room to be opened up into

Ancillary Worship or Classroom 26'1" x 16'4" [7.95m x 4.98m] with door to the exterior side, further windows and access to

Vestry/Store with sealed unit double glazed window and

Storage Cupboard with sealed unit double glazed window.

Rear Meeting Room 30'8" x 12' [9.34m x 3.66m] this is a later rear addition with sealed unit double glazed window and exterior door.

Boiler Room housing the free standing gas fired central heating boiler.

Kitchen with fitted base and wall cupboards and sealed unit double glazed window.

Toilet Facilities comprising Ladies/Disabled and Gents.

OUTSIDE

The property stands close to Scropton Road having a small forecourt behind wrought iron railings over a low brick wall. A side tarmac driveway leads to the rear of the building where there is a useful car parking area.

SERVICES

It is understood that all mains services are connected to the property.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246



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