

FOR SALE

**ELSTON METHODIST CHURCH
LOW STREET
ELSTON
NEWARK**



PLACE OF WORSHIP

NIA: 1,488 SQ FT (138.2 SQ M)

EXISTING PLACE OF WORSHIP

LOCATED WITHIN AN AFFLUENT VILLAGE SETTING

POTENTIALLY SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)

ON SITE CAR PARKING AVAILABLE

AVAILABLE IMMEDIATELY

SAT NAV: NG23 5PW

Property Particulars

Geo
Hallam &
Sons

0115 958 0301
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LOCATION

The property is located on Low Street in the Nottinghamshire village of Elston, approximately 5 miles south west of Newark-on-Trent and 15 miles north east of Nottingham, with both accessible via the A46.

DESCRIPTION

The property comprises an existing place of worship of brick construction beneath a pitched and tiled roof. The original Church building (to the front of the site) provides original worship and is fitted out to provide Church pews and still has the original wooden framed sash windows with lighting and electric heaters around the perimeter.

To the rear of the Church hall is a single storey brick extension which is arranged to provide ancillary and office accommodation, along with a kitchen and WC's. The rear area benefits from fluorescent strip lighting, electric storage heaters and wooden framed sash windows, save for the kitchen where the windows are UPVC double glazing.

Externally, there is a parking area to the right hand side of the building accessible via Low Street, which could provide car parking for up to 6 vehicles by way of double banking.

ACCOMMODATION

The property has the following approximate net internal areas:

Description	sq ft	sq m
Worship Hall	658	61.09
Ancillary	622	57.76
Kitchen	119	11.10
WC's	89	8.26
Total	1,488	138.21

TENURE

The freehold interest in the subject premises is to be sold.

PRICE

Offers are invited in excess of £260,000.

PLANNING

It is understood that the property has an existing planning permission as a place of worship under Class F1 (learning and non-residential institutions). Alternative uses may be permitted, however, interested parties are advised to make their own enquiries of Newark & Sherwood District Council.

The premises could therefore be useful for uses such as a school, education and training centres, public halls and places of worship.

SERVICES

It is understood that mains electricity and water are available and connected to the premises, none of which have been warranted nor tested.

BUSINESS RATES

Business rates are not applicable as the property is registered for public religious worship or church halls. We would advise all interested parties to make their own enquiries of the Valuation Office Agency in this regard.

ENERGY PERFORMANCE CERTIFICATE

As the building is used as a place of worship or for other religious activities, it is understood that the subject premises are exempt from EPC requirements.

VAT

We are advised that VAT will not be applicable on the sale of the property.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

Contact: Giles Davis
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Tel: 0115 958 0301
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February 2023



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