



ST LEONARDS CHURCH, RAGNALL
£160,000

BROWN & CO

ST LEONARDS CHURCH, RAGNALL, NEWARK, NG22 0UR

DESCRIPTION

A unique and unrivalled development opportunity, St Leonards is a detached, Grade II* Listed former church of character, benefiting from full planning permission and listed building consent for conversion to a two bedroom highly individual home.

Once implemented, the approved scheme will deliver an imaginative home, respectful of its heritage, enhancing the architectural features of the church but equally providing contemporary accents to substantial open plan living space. This historic building is offered for sale with the ability to provide direct vehicular access from Main Street, off road parking and private amenity land, the scheme drawings envisage economic and environmentally friendly heating via ground source heat pump.

LOCATION

The property nestles within the modest hamlet of Ragnall, lying on the south side of the A57. This means the property is connected to an excellent road network with the A1 lying to the west from which the wider motorway network is available. Both Retford and Newark have direct rail services into London Kings Cross (from Retford approx. 1hr 30 mins, less from Newark). Air travel is convenient via the international airport of Nottingham East Midlands. The cathedral city of Lincoln lies within comfortable driving distance over the River Trent. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

what3Words/// valley.mascots.unlocking

PLANNING

Bassetlaw District Council granted full planning permission for domestic conversion of vacant former church building to a two bed house on 7 September 2023 under Application Number: 22/00453/FUL. Listed building consent was granted on the same date under 22/00454/LBA.

Interested parties should access the planning documents by visiting the council's online planning portal via <https://publicaccess.bassetlaw.gov.uk/online-applications/>

Bassetlaw District Council, Queens Buildings, Potter Street, Worksop, S80 2AH. 01909 533533.

ARCHITECTS

The Seller's architects have been substantially committed to this project and achieving the planning permissions; they are available to be commissioned by the Buyer to deliver this stunning conversion and may be contacted at: -

Hugh Massey Architects, Mile House, Chester-le-Street, United Kingdom, DH3 3RA.

0191 300 6885.

central.admin@hughmasseyarchitects.co.uk

Please note, the architect's computer generated images in these particulars are for illustrative purposes only.

TENURE AND POSSESSION

The property is understood to be Freehold and will be offered for sale with vacant possession.

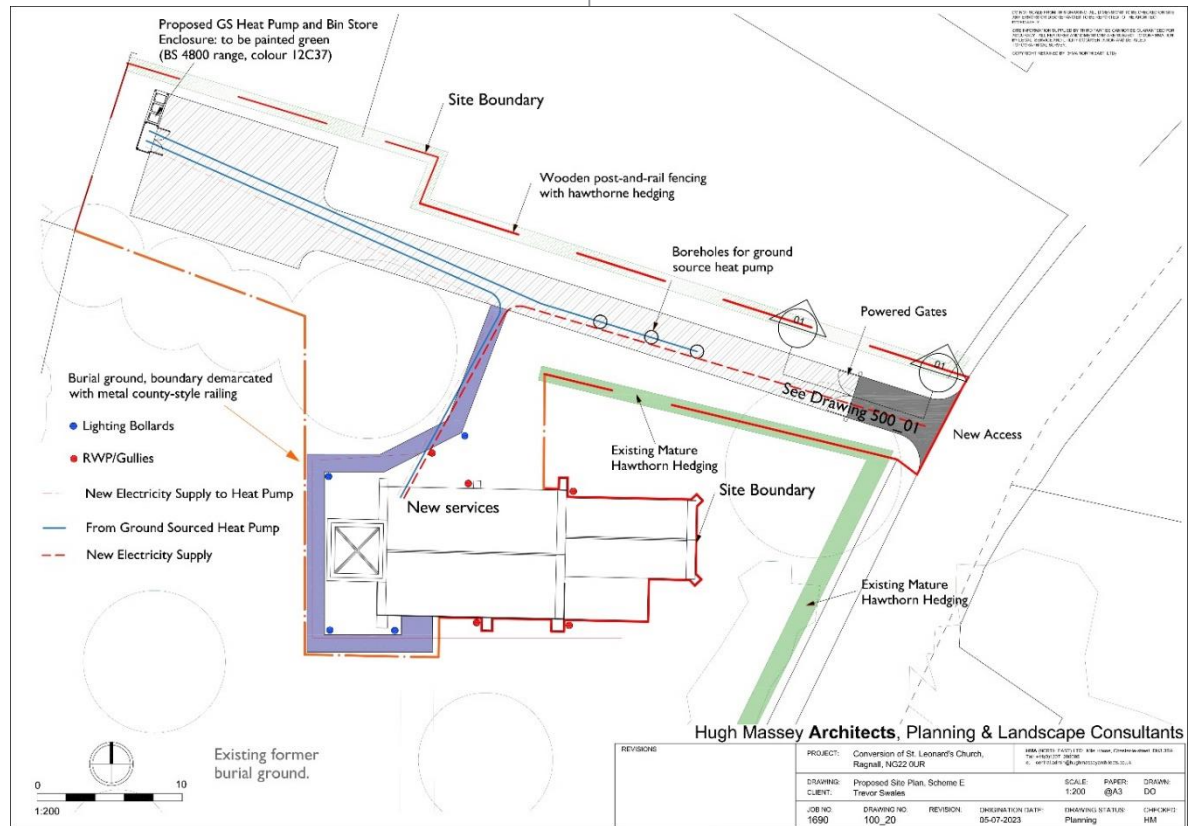
VIEWINGS

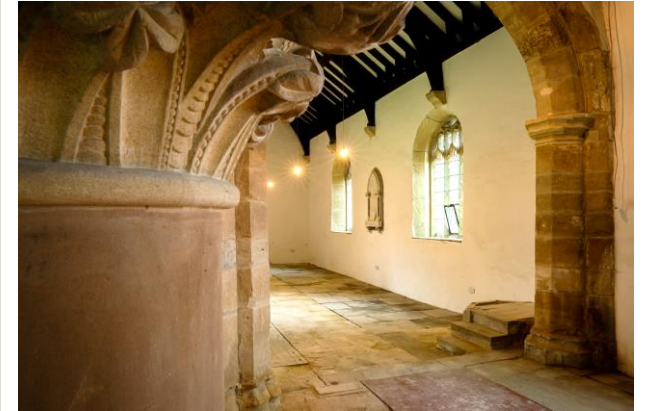
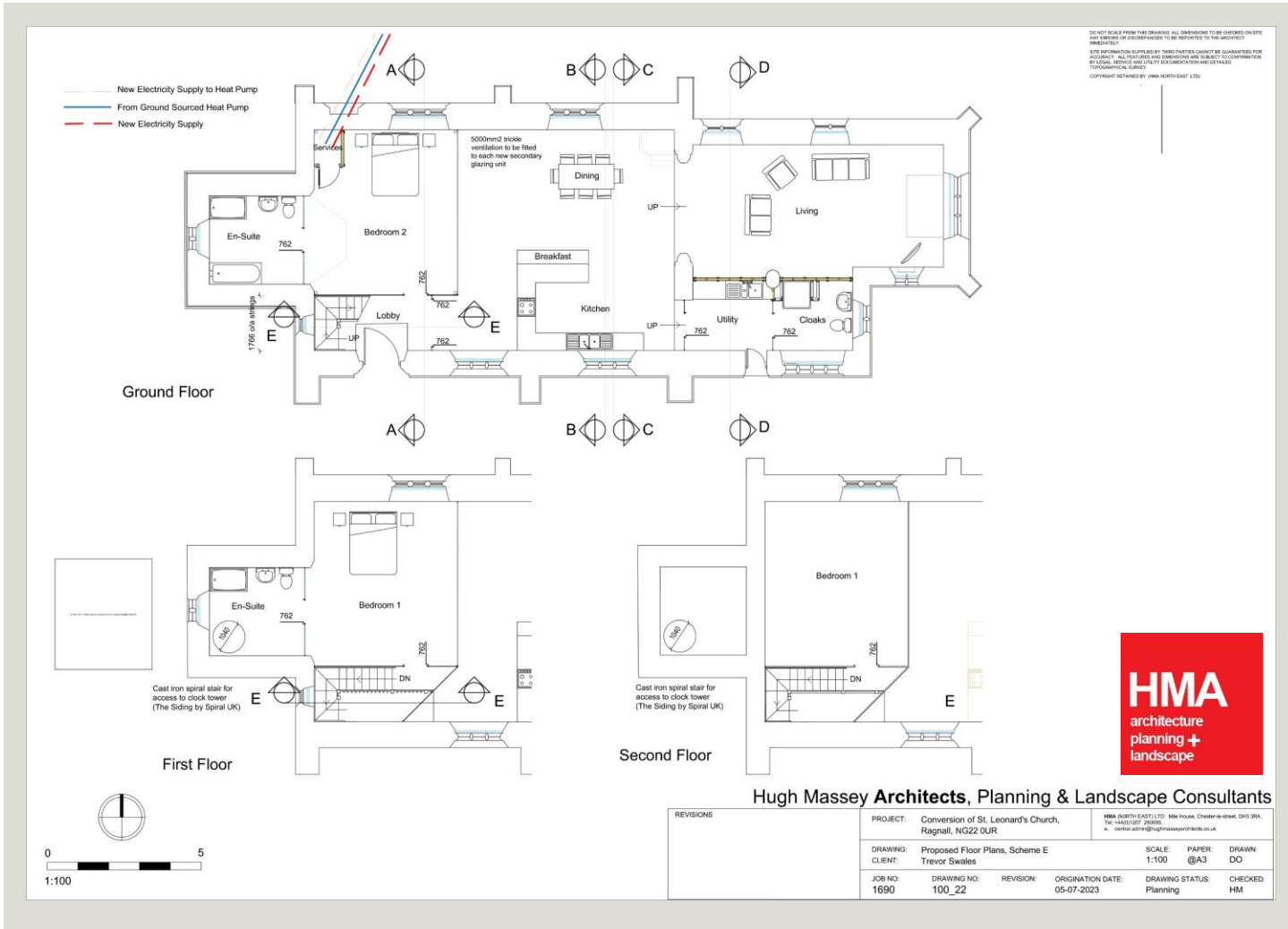
Strictly by appointment only, please contact the selling agents.

CONTACT

To discuss any aspect of this sale, please contact Jeremy Baguley MRICS on 01777 712944 or via email jeremy.baguley@brown-co.com







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