







# THE CHURCH OF ST STEPHEN FOSSE WAY, BROUGH

Inspirational residential conversion opportunity, a Grade II listed Church, now benefiting from Planning Permission and Listed Building Consent for change of use to dwelling with single storey side extension.

Implementation of the planning permission will deliver a stunning dwelling of considerable character with three bedrooms, architect quoted floor area of approx. 120.5  $\,\mathrm{m}^2$  (1,297  $\,\mathrm{ft}^2$ ), set within mature grounds of approx. 0.25 acres.

The planning permission provides for off road parking and the property is situated off Fosse Way.

Brown & Co Retford 01777 709112 retford@brown-co.com



Property and Business Consultants

Offers in the Region of £175,000

# THE CHURCH OF ST STEPHEN, FOSSE WAY, BROUGH, NEWARK, NG23 7QE

#### **DESCRIPTION**

A 19<sup>th</sup> Century village Church of considerable character, now with Planning Permission for extension and change of use to an inspired three bedroom home.

The approved drawings show a contemporary home, yet respectful of its heritage, briefly comprising Entrance Porch, stunning open plan Living Dining Kitchen arrangement with vaulted ceiling open to full roof height, two ground floor bedrooms, one of which has an en suite shower room, house bathroom and rear lobby. A staircase ascends to a further mezzanine bedroom.

The Seller's architect estimates the floor area on completion is approx. 120.5m<sup>2</sup> (1,297 sqft)

Outside the former church is set back from Fosse Way with wraparound gardens and the ability to create off road parking as per the planning permission.

# LOCATION

The Former Church of St Stephen lies in the modest hamlet of Brough, off the A46. As such the village is ideal for those wishing to commute into Newark or Lincoln or access the A1 in the west from which the wider motorway network is available. Nearby Collingham has a good range of local amenities and full facilities may be found in the trent side town of Newark and Cathedral city of Lincoln. Newark has a direct rail service into London Kings Cross, approx. 1hr 20 mins.

#### **DIRECTIONS**

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### PLANNING PERMISSION

Newark & Sherwood District Council granted full Planning Permission for change of use from place of worship to dwelling with single storey side extension on 20 January 2025 under application number 24/01603/FUL. The local planning authority also granted Listed Building Consent for internal and external alterations to facilitate use of former place of worship as a dwelling on the same date under application number 24/01604/LBC.

Interested parties should access the planning documents by visiting Newark & Sherwood District Council's online planning portal via publicaccess.newark-sherwooddc.gov.uk/online-applications/ and quote the above reference numbers.

# LOCAL PLANNING AUTHORITY

Newark & Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY. Telephone 01636 650000.

#### TERMS AND CONDITIONS OF SALE

- The property is sold subject to the recommendation of the Diocese of Southwell and Nottingham and approval of the terms of sale.
- The property is to be sold by Private Treaty, subject to contract and proof of funding will be required to demonstrate ability to purchase and complete the conversion scheme.
- Offers in the region of £175,000 are invited for the freehold interest.

#### VIEWING

Strictly by appointment only. Please contact the selling agents, Brown & Co on 01777 709112.

#### CONTACT

To discuss any aspect of the sale, please contact Jeremy Baguley MRICS on 01777 712944, or via email <u>Jeremy.baguley@brown-co.com</u>.

These particulars were prepared in April 2025.

#### PROPOSED FLOOR PLANS



#### IMPORTANT NOTICES

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