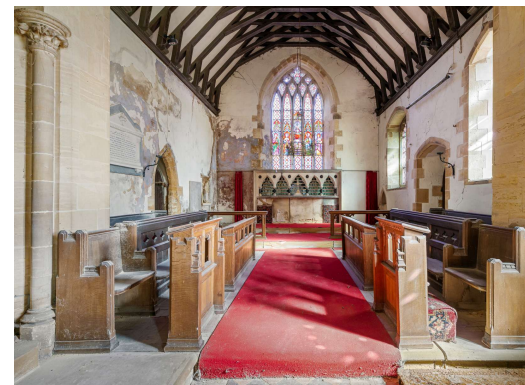




THE CHURCH OF ST GILES MAIN STREET, DARLTON

Inspirational residential conversion opportunity, a Grade II* Listed Church now benefiting from planning permission and listed building consent for change of use to dwelling. Planning permission is available to create a stunning two bedroom, two bathroom character property with off road parking within its grounds.

Situated off Main Street (A57) in the modest village of Darlton.

GUIDE PRICE £75,000

Brown & Co
Retford
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BROWN & CO

Property and Business Consultants

THE CHURCH OF ST GILES, MAIN STREET, DARLTON, NEWARK, NG22 0TF

DESCRIPTION

Charming village church of character, now with planning permission for conversion to imaginative two bedroom home.

Floor area approximately 1,742 ft² (162m²).

The approved drawings show a contemporary home, yet respectful of its heritage briefly comprising Reception, Living Room, Dining Room, Kitchen, Two Bedrooms, one with En Suite Shower Room, and Separate Bathroom. Outside the property will have wraparound grounds and off road parking.

LOCATION

The former Church of St Giles is situated off Main Street (A57) in the modest village of Darlton. The A57 provides excellent communication links through to Lincoln in the east, Newark and Retford in the west via the A1 at nearby Markham Moor. The A1 facilitates access to the wider motorway network. Both Retford and Newark have direct rail services into London Kings Cross (approx. 1h 30 mins from Retford, less from Newark). Nearby Tuxford has a good range of local amenities including primary and secondary schooling.

DIRECTIONS

What3words///formal.educates.character

PLANNING PERMISSION

Bassetlaw District Council granted full planning permission for change of use from place of worship to dwelling, remove lychgate to create vehicular access and relocate to new access to graveyard, restoration of three graveyard chest tombs on 15 November 2024 under application no. 23/01206/FUL together with listed building consent under application no. 23/01207/LBA also on 15 November 2024.

Interested parties should access the planning documents by visiting Bassetlaw District Council's online planning portal via publicaccess.bassetlaw.gov.uk/onlineapplication/ and quote the above reference numbers.

LOCAL PLANNING AUTHORITY

Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, S80 2 AH. Telephone 01909 533533.

TERMS AND CONDITIONS OF SALE

- The property is sold subject to the recommendation of the Diocese of Southwell and Nottingham and the Church Commissioners approval of the terms of sale.
- A Commissioners Pastoral (Church Buildings Disposal)

- Scheme providing for sale for residential use has been made. For any use other than residential, a further Pastoral (Church Buildings Disposal) Scheme will need to be issued for public consultation and made.
- The property is to be sold for the use, layout and design consented by the planning permissions mentioned herein. Any deviation to the granted consents will be subject to the Church Commissioners approval of all plans and the grant of planning permission and listed building consent prior to completion of the sale.
 - The buyer will be responsible for the re-siting of the lychgate in accordance with the planning permissions, the land upon which the lychgate is to be re-sited will be retained by the Church of England.
 - The property will be sold subject to covenants, a draft copy of which is available from the selling agents.
 - 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.

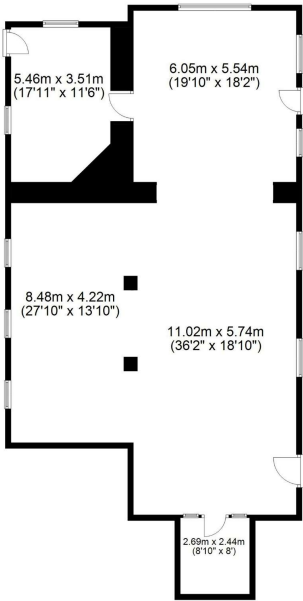
VIEWING

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 jeremy.baguley@brown-co.com

These particulars were prepared in October 2025.



SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Plan produced using PlanIt

Church Of St Giles, Darlton

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