

SMC  
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For Sale



Freehold Church building located in Dronfield town centre, North East Derbyshire

£475,000

2-4 Lea Road, Dronfield, S18 1SB

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- Substantial freehold church building with ancillary accommodation over lower ground, ground, 1st and attic floors
- Frontage to Lea Road located in Dronfield town centre, North East Derbyshire
- Excellent location near various shops & amenities, and 150m from Dronfield train station
- Existing use F1 (formerly D1) Public worship or religious instruction
- Potential for redevelopment / alternative uses (STP)

## Description

The property comprises a substantial building over lower ground, ground, first and attic floor levels which is currently used for church use purposes. The property includes main hall areas at ground and lower ground floor areas with residential / ancillary accommodation to the 1st, within a largely regular shaped site with main road frontage to Lea Road. The church is of stone construction with a slate roof.

The internal accommodation at ground floor level comprises of an entrance lobby, male and female WCs, main hall, 5 x side rooms, rear store, and a kitchen. From the entrance lobby there is a staircase to the left and right, leading to the first floor, with the right staircase blocked off (although it could be reinstated). There is a further rear staircase (with stairlift access) to the ground floor, which leads to the lower ground floor area.

To the lower ground floor there is an entrance lobby (to the rear which is the main church entrance for services), main hall, kitchenette, male and female WCs / baby changing area. The main hall area has an eaves of 3.63m..

To the first floor, which has previously been used as a flat, there is a front storage area, numerous side / lounge rooms, kitchen, storage, and bathroom (bath, WC, shower and wash basin).

Further to front first floor section, there is a ladder access to the attic storage.

Externally there is a side pedestrian path and shared vehicle access with the residential occupiers to the rear. To the rear of the site is a yard / parking area which is slightly slopped and can accommodate approximately 3 vehicles. There is a further vehicle space to the front side area.

## Location

The property is located in the Dronfield area of North Derbyshire. The property is located on Lea Road, close to it's corner with Church Street in Dronfield town centre.

Dronfield is just over 7 miles south of Sheffield and 6 miles north of Chesterfield town centre. The property is just over a mile from Bowshaw roundabout that links Sheffield and Chesterfield.

The surrounding area is a mix of residential, retail and supporting commercial / community uses within close proximity. Notable occupiers within close vicinity include Dronfield train station, Forge Shopping Centre, Dronfield Infant and Junior Schools, and Dronfield Sports Centre.

The location benefits from bus and train connections within a short walking distance.

## Accommodation

The accommodation comprises the following areas net internal and gross internal areas:

Name	sq ft	sq m
Lower Ground	1,660	154.22
Ground	1,581	146.88
1st	1,421	132.02
Unit - Total Net Internal Area	4,663	433.21
Unit - Total Gross Internal Area	7,695	714.89
<b>Total</b>	<b>17,020</b>	<b>1,581.22</b>

## Planning

We are advised that the property has planning consent for F1 (formerly D1) Public worship or religious instruction use. The property is not listed, but is within a conservation area.

Whilst we are of the view that the property may be suitable for redevelopment or alternative uses, we would advise interested parties to make their own enquiries with North East Derbyshire Planning Department on 01246 217159.

## Tenure

The property is offered for sale on a Freehold basis.

Freehold - Title number DY161756

## Price

£475,000

## VAT

We understand VAT is not payable on the purchase price.

## Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

EPC exempt - Place of worship

## Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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