



The Nook.,
Calverton, Nottingham
NG14 6HJ

£150,000 Freehold



Robert Ellis are pleased to bring to the market this FREEHOLD former chapel built 1832 with planning passed for change of use into two dwellings.

The property comprises a two-story former chapel of traditional brick construction under a pitched tiled roof. The property has previously been used as a place of worship and community building.

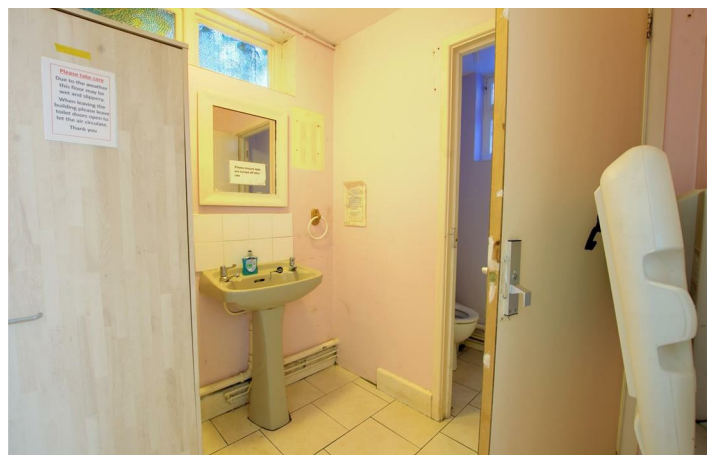
Situated in this sought after quiet and peaceful residential location, readily accessible for a range of local amenities, this spacious property is considered an ideal opportunity for a variety of potential purchasers and if developed will appeal to first time buyers and young professionals.

In brief the property comprises a small Porch, main Church Hall with feature semi-circular windows and small under stairs storage cupboard. To the rear of the property lies a Kitchen, cloakroom and separate W/C.

On the first floor are two further meeting rooms/storerooms both accessed via independent staircases.

The property is found within the centre of a popular village location, we have been informed that the property is not listed but lies within a conservation area.

Viewing is highly recommended to appreciate this great development, NO UPWARD CHAIN. Contact the office to arrange your viewing today.



Lobby

5'05 x 4'04 approx (1.65m x 1.32m approx)

Door to the front elevation. Feature semi circular window to either side of door. Quarry tile flooring. Internal original glazed door leading to main hall.

Main Hall

31'5 x 19'07 approx (9.58m x 5.97m approx)

Ceiling light point. Original feature ceiling roses. UPVC double glazed to the right elevation. Slush windows to the left elevation. Feature semi circular windows to the front elevation. Electric storage heater. Part panelling to the walls. Staircase leading to Mezzanine. Internal door leading to Fitted Kitchen

Kitchen

11'09 x 16'09 approx (3.58m x 5.11m approx)

Range of matching wall and base units incorporating laminate work surface over. Tiled flooring. Tiled walls. Space and point for freestanding cooker. Double stainless steel sink with mixer tap over. Ceiling light point. Staircase leading to Reception. Emergency fire exit. Internal door leading to Ground Floor Cloak Room

Ground Floor Cloak Room

5'10 x 5'11 approx (1.78m x 1.80m approx)

Window to the rear elevation. Pedestal wash hand basin. Tiled splash backs. Tiled flooring. Door leading to Separate W/C

Separate W/C

5'10 x 3' approx (1.78m x 0.91m approx)

Window to the side elevation. Low level flush W/C. Wall mounted heater. Tiled flooring.

Meeting Room

18' x 11'8 approx (5.49m x 3.56m approx)

2 x UPVC double glazed windows to the rear elevation. Ceiling light point. Loft access hatch. Wall mounted heater. Wall and base units with laminate work surface over providing additional storage space.

Mezzanine

19'06 x 13' approx (5.94m x 3.96m approx)

UPVC double glazed window to the side elevation. Feature semi circular slash styles windows to the front elevation. Ceiling light point. Ceiling roses. Steps leading up toward front section.

Front of Property

Wall with iron railings. Pathway leading to front entrance door.

Planning number

Planning Application number:2021/0370

<https://pawam.gedling.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQQTVDLHLGRK00>

Agents Notes:

Auction Date: 25/4/24

Guide Price £135K

Auction Details:

The sale of this property will take place on the stated date by way of

Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Agents Notes: Additional Information

Council Tax Band:

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

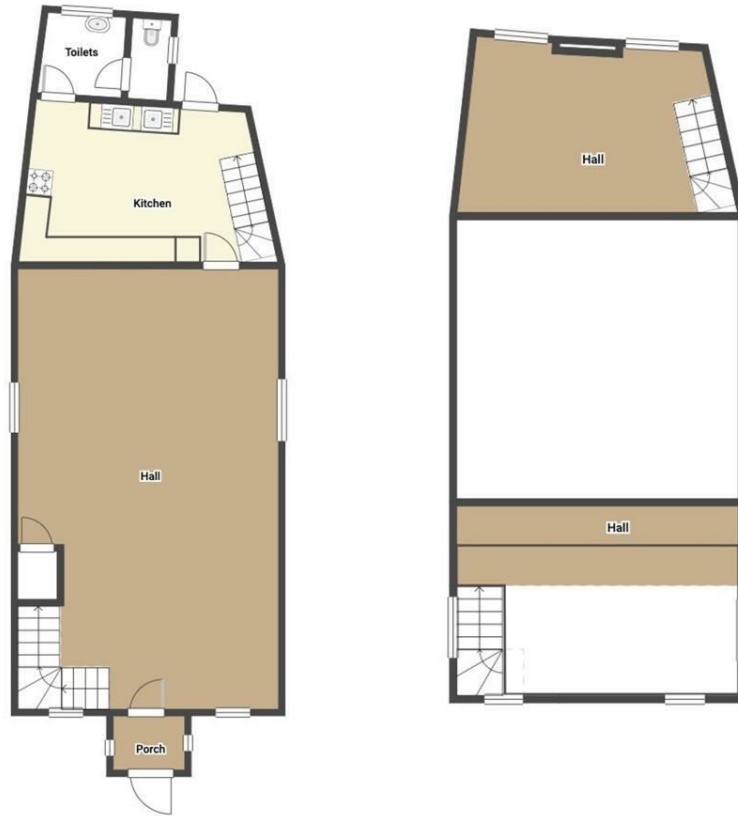
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.