



Bridge Street Methodist Church, together with The Stanhope Centre, Bridge Street,
Mansfield, Nottinghamshire, NG18 1AJ

Unexpectedly back on the market, due to abortive negotiations.

A unique refurbishment/development opportunity, located in a prominent position, adjacent to
St. Peters Way, within Mansfield town centre.

Comprising; former Place of Worship, two-storey Office/Community facility, and extensive Car
Parking, with a total site area of 1.17-acres/0.475-hectares, or thereabouts.

For sale.

Guide Price - £625,000

Bridge Street Methodist Church, together with the Stanhope Centre, Bridge Street, Mansfield, Nottinghamshire, NG18 1AJ

LOCATION

The property is situated in a prominent position immediately adjacent to the A6009 St. Peters Way, and in an elevated position off Bridge Street within Mansfield town centre. Mansfield is a large Market Town, situated within Maun Valley, 12-miles north of the City of Nottingham, and has a resident population of 106,556 inhabitants (2011 census). Vehicular access to the site is off Rock Valley, with pedestrian access off Bridge Street.



DESCRIPTION

The property comprises the former Bridge Street Methodist Church, together with a two-storey office/community building known as Stanhope Centre, car parking, and landscaped grounds.

The Church is detached, and was constructed in 1864, of coarse-faced stone with ashlar dressings, under a hipped slate roof. The building is Grade II Listed, and according to British Listed Buildings, 'was built in an Italianette-style with plinth and eaves band.

The building is two-storey with a three-bay front, first-floor band, and moulded cornices, with pierced balustrading and corner pedestals topped with urns'.

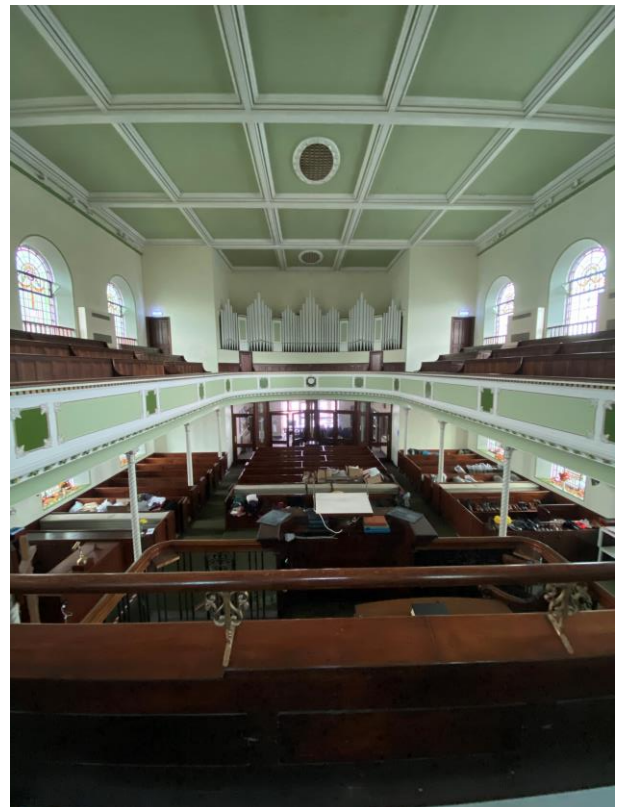


The property provides a former Place of Worship, with entrance lobby with timber-and-glazed screen to the main Chapel.

To the front of the building is an office and WC facilities, together with lift to the first floor. There is a kitchen off to the left, and entrance through to the main Chapel, which has a feature moulded cornice and cross-beamed ceiling, with oval ventilators. There is a panelled gallery, curved to the rear and supported on twisted cast-iron columns with composite capitals.

To the rear is a central stained-glass window with triple-headed window flanked by similar windows, and further stained-glass window of the late 19th/20th centuries. There is a fixed balcony pew, and feature raised Pulpit.

The first floor provides a galleried balcony, with organ, and to the front overlooking Bridge Street, is a meeting room and kitchenette. There are storage areas to both the front and rear of the building.



The Stanhope Centre is situated above the Church, and is of some age, two-storey, of coarse stone construction, under a pitched, slate, tileclad roof. The building was refurbished in or around 2002, and is currently used for community/charity purposes.

Bridge Street Methodist Church, together with the Stanhope Centre, Bridge Street, Mansfield, Nottinghamshire, NG18 1AJ

The Stanhope Centre provides well-appointed office/community meeting space, which is principally of cellular design, with WC facilities, including accessible toilets, at both ground and first floor levels, has the benefit of a platform lift, and is DDA compliant.

Externally, the Stanhope Centre has its own car park, which has secure gated access off Rock Valley. There is a former outdoor play area, which subject to planning, would be suitable for extension of the car park.



The site as a whole, extends to approximately 1.17-acres/0.475-hectares, is split-level, with tarmac surfaced finish, with eighty car parking spaces for the two buildings.

FLOOR AREAS

Bridge Street Methodist Church		
Ground Floor	3,936 sq. ft.	365.65 sqm.
First Floor	2,736 sq. ft.	254.17 sqm.
TOTAL GIA	6,672 sq. ft.	619.83 sqm.

The Stanhope Centre		
TOTAL GIA	2,530 sq. ft.	235.11 sqm.
(over two floors)		

SERVICES

It is understood that both buildings have gas, electricity, water, and drainage, and are believed to be separately metered. No tests of the services have been undertaken, and no warranties are given or implied.

PLANNING

From our enquiries of Mansfield District Council, we note that the majority of the site falls within the towns' Conservation Area.

Bridge Street Methodist Church, together with the boundary wall and gates to Bridge Street, are both Grade II Listed. The properties have been used as a Place of Worship, and office/community use.

The properties are suited for continued use as existing, or for alternative uses, subject to obtaining the necessary planning consents. In our opinion, there is further development potential on part of the car park. We would recommend that interested parties make their own enquiries with the local planning authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Place of Worship is exempt from EPC requirements. An EPC has been requested for The Stanhope Centre.

METHOD OF DISPOSAL

The site is offered for sale as a whole, although consideration would be given to disposal as two lots. Offers are invited on an unconditional basis.

GUIDE PRICE

£625,000 (six hundred and twenty-five thousand pounds) for the Freehold interest.

SPECIAL NOTE

A small part of the site is believed to have been used as a burial ground. The area is shaded green on the attached plan. This land can only be disposed of by way of a ground lease, to be for a term of 999-years, at a peppercorn rent.

TENURE

Freehold, with the exception of the land shaded in green.

VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

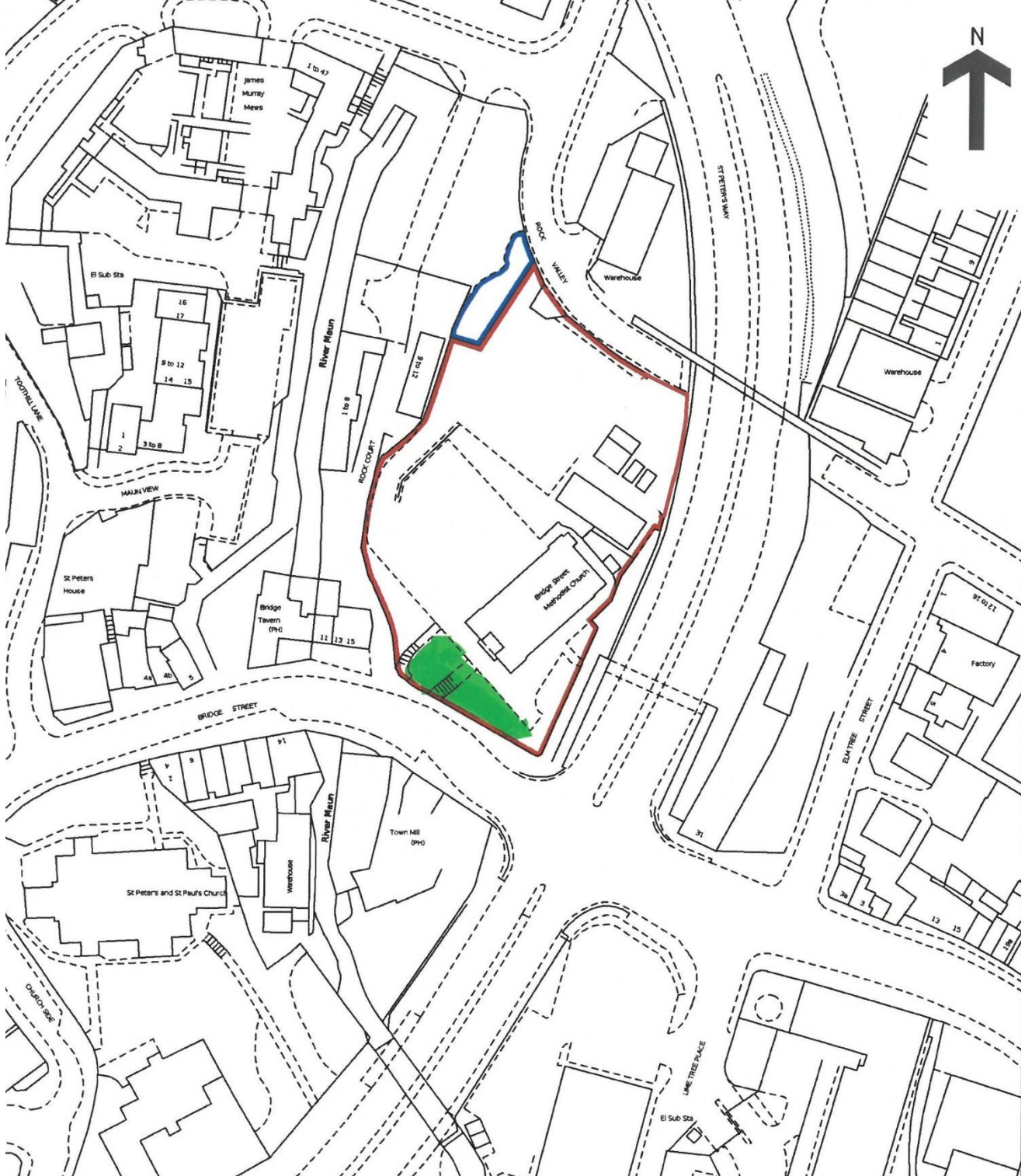
OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT

For Illustrative Purposes Only

© Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 10002631



G317 Printed by Ravensworth 0870 112 5306

Property Misdescriptions Act 1991 and Misrepresentation Clause: Gadsby Nichols give notice to anyone who may read these particulars as follows:- 1. These particulars are prepared for the guidance only of prospective purchasers/lessees. 2. The information contained or referred to herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement, representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. 4. Photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed when the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumption should be made in respect of parts of the property that are not shown in the photographs. 5. In the areas, measurements or distances referred to herein are approximate and given for guidance purposes only. 6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement of any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or lessee. 7. Plans are based upon the Ordnance Survey map with the sanction of the Control of Stationary Office Crown Copyright. 8. Any information provided on tenure, vacancies or tenancies is provided in good faith and any prospective purchaser/lessee should have this information verified by their professional advisors prior to purchase. 9. The property is offered subject to contract, and subject to it still being available at the time of enquiry. 10. All prices and rents quoted and negotiated are exclusive of Value Added Tax which may be applicable in any particular transaction. Gadsby Nichols cannot take responsibility for any loss or expenses incurred during the viewing process and would recommend that any party considering entering into a property transaction should seek professional advice from a suitably qualified professional at the earliest opportunity.