

GADSBY NICHOLS



Former Castle Donington Methodist Church, Market Street, together with adjoining Cottage known as 2 Apiary Gate, Castle Donington, Derbyshire

A rare, and unique opportunity.

Located in a prominent position, within the centre of Castle Donington.

Comprising a substantial former Place of Worship, with Assembly Hall, Meeting Rooms, and Amenity Space, together with a Three-Bedroomed semi-detached, two-storey Residential Dwelling.

GUIDE PRICE - £435,000

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LOCATION

The property is located off Market Street, at its junction with Apiary Gate, within the centre of the Market Town of Castle Donington. The town is a popular residential location, with a population of 6,460 inhabitants (2011 census), and is home to East Midlands International Airport, and Donington Motor Racing Circuit.

The area benefits from excellent road communications, with ease of access to the A543, A42, M1, and A50. The properties fall within a Conservation Area, and is considered a mixed-use trading location with residential properties prevalent on Apiary Gate, with retail interspersed with residential on nearby Market Street and Borough Street.

DESCRIPTION

The Place of Worship was constructed in 1905, and extended and adapted over the years to provide the current accommodation. The main Chapel is of solid redbrick construction with ashlar dressings, slate roofs, and terracotta ridge pieces. The main entrance is to the north, with stepped access from Market Street.



The Chapel has fixed pews, metal-framed stained glass windows to the east and west elevations, underlined timber trussed roof with spot lighting, and electric heating. The area benefits from a balcony to the perimeter, which is of hardwood construction on cast-iron supports, with fitted pews. To the rear of the Altar is a Choir Stand, and Organ.

To the rear of the Chapel is a Vestry and corridor leading to accessible WC, gents WC, and organ hatch. To the side of the property is a further entrance hall, which is a more modern link-structure and includes accessible lift, accessible WC, and ladies WC.

The area provides access through to the Arthur Ramsden Meeting Room, which has the benefit of central heating radiators, timber-framed windows, and kitchen off. There is further access through to the Assembly Hall, which is open-plan with stage to the rear. The room has the benefit of linoleum floor coverings, rooflights, and an eaves height of 4.5m. There is a doorway through to a small courtyard, providing additional amenity space.



2 Apiary Gate sits to the east of the Church, and is a semi-detached two-storey residential dwelling, and is believed to predate the Church. The building appears to be of traditional solid brick construction with a rendered external finish, under a pitched timber support roof with tile cladding. The building has the benefit of timber single glazed windows, part fitted kitchen and bathroom, and also benefits from an integral garage with loft room over, and enclosed rear yard.

ACCOMMODATION/FLOOR AREAS

Main Church

Ground Floor – Entrance lobby (169 sq. ft./15.7 sqm), staircases to the balcony (223 sq. ft./20.7 sqm), Chapel (2,345 sq. ft./217.9 sqm), Vestry (339 sq. ft./31.5 sqm), accessible WC, corridor, gents WC, and organ hatch (527 sq. ft./49 sqm), accessible WC, ladies WC, and corridors within the modern link (520 sq. ft./48.3 sqm), Assembly Hall including stage and rear lobby (1,411 sq. ft./131.1 sqm), storeroom (162 sq. ft./15.1 sqm), kitchen (194 sq. ft./15.8 sqm), and Arthur Ramsden room (709 sq. ft./65.9 sqm).

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First Floor – Balcony above Chapel (1,405 sq. ft./130.6 sqm), and Choir Stand and Organ (206 sq. ft./19.1 sqm).

We estimate the gross internal area (GIA) of the Church to be 8,209 sq. ft./762.9 sqm.



SERVICES

It is understood that mains gas, electricity, water, and drainage are connected to both properties. Please note, 2 Apiary Gate has been vacant for some time, and interested parties should satisfy themselves in respect of the utility connections. No tests have been undertaken by Gadsby Nichols, or the joint auctioneers, SDL, and no warranties are given or implied.

PLANNING

The Methodist Church is Grade II Listed. 2 Apiary Gate is not Listed, however, it is attached to number 4 Apiary Gate, which is also Grade II Listed. The site as a whole, falls within a Conservation Area.

2 Apiary Gate

Ground Floor – Front lounge (11'5" x 10'2"/3.5m x 3.1m), inner hall and front dining room (11'5" x 9'2"/3.5m x 2.8m), and breakfast kitchen (16'1" x 9'2"/4.9m x 2.8m) with walk-in pantry (13'5" x 3'9"/4.1m x 1.1m).

First Floor – Passaged landing, front bedroom one (11'5" x 10'2"/3.5m x 3.1m plus recess), bedroom two (11'5" x 9'2"/3.5m x 2.8m), bedroom three (11'8" x 7'9"/3.6m x 2.4m) with dressing area (8'5" x 3'6"/2.6m x 1.1m), and bathroom (14'4" x 3'9"/4.4m x 1.1m).

Outside – Integral garage (19'4" x 12'1"/5.9m x 3.7m) with loft room over.

We estimate the GIA to be 888 sq. ft./82.53 sqm.

The previous use for the property has been for a Place of Worship, which falls within Use Class F1, and 2 Apiary Gate as residential, falling within Use Class C3, each as defined by the Town and Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

The property offers the potential for alternative uses, and we recommend that interested parties make their own enquiries with North-West Leicestershire District Council, the local planning authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

2 Apiary Gate has an EPC rating of E42. The Place of Worship is exempt from EPC requirements.

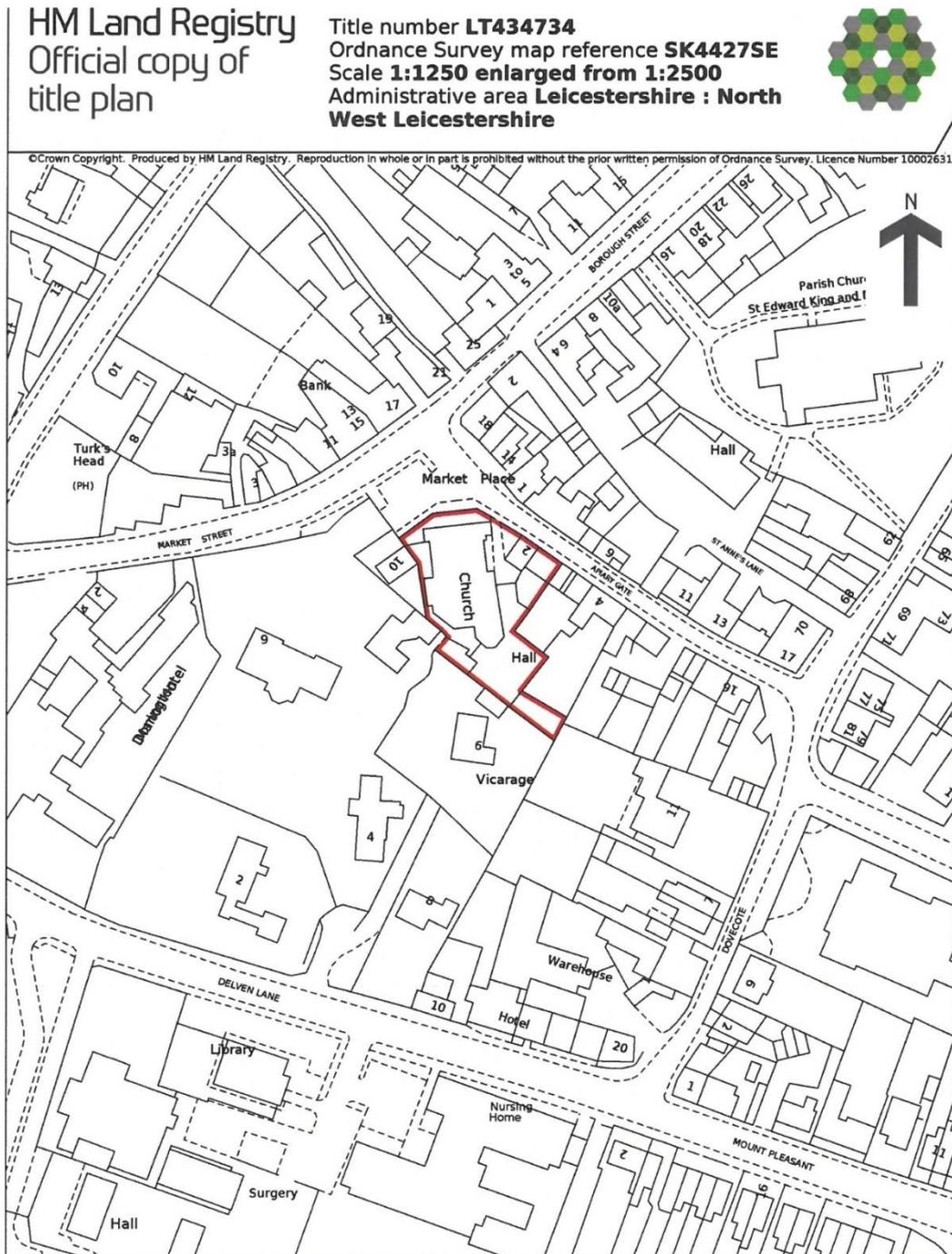
TENURE

The properties are freehold, and held under one Title LT434734.

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