



Former Grassmoor Methodist Church, North Wingfield Road, Grassmoor, Chesterfield, S42 5EJ

A Place of Worship with adjoining Assembly Hall, kitchen, and ancillary space.

Extending in total to 3,272 sq. ft. / 304 sqm. or thereabouts.

Offering potential for a variety of uses, subject to obtaining the necessary planning consents.

To be sold by way of Public Auction on 22nd August 2024 through SDL Auctions.

GUIDE PRICE - £115,000



Former Grassmoor Methodist Church, North Wingfield Road, Grassmoor, Chesterfield, S42 5EJ

LOCATION

The property is situated on the corner of North Wingfield Road at its junction with, and a return to, Chapel Road within the centre of Grassmoor, Chesterfield, Derbyshire. The property is within a mixed-use trading location, with a retail presence of North Wingfield Road, and residential prevalent on Chapel Road.

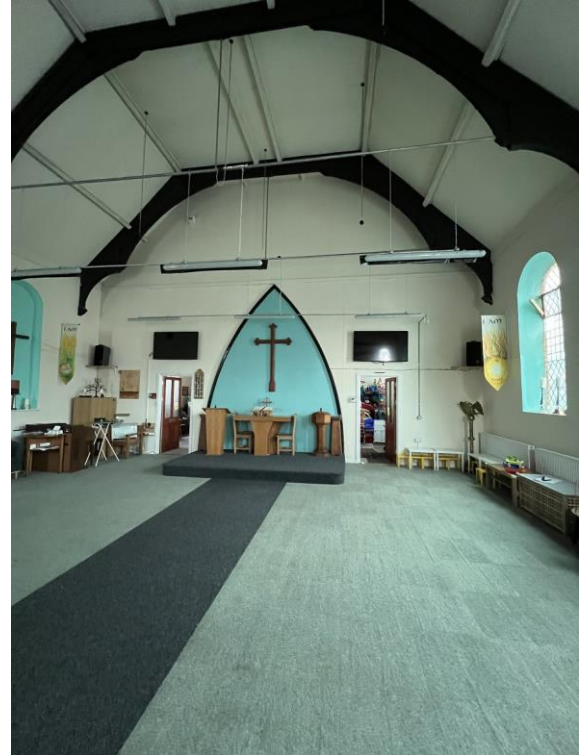


DESCRIPTION

The property comprises a traditional Victorian Chapel, with modern hall extension. The Church is of traditional solid brick construction beneath a slate tileclad roof, with predominantly single-glazed stained-glass windows with leading. The Assembly Hall was built in or around 2007, and is of more modern cavity concrete block and brick-faced, under a pitched roof overlaid with slate tiles. The entrance Vestibule and accessible WC were built at the same time as the hall, and form a connection between the two buildings.

Internally, the Chapel would originally have been open-plan space, but has been subdivided to provide a Worship Hall, Vestry, and storerooms. There is a stairwell to the rear providing access to the lower ground floor, comprising kitchen, workshop, and WC facilities, together with further access through to a basement/storage area under the main Church. This area has restricted headroom.

To the first floor is the former balcony, which provides two storage areas. The Assembly Hall is mainly open-plan, with suspended ceilings with LED lighting, and central heating radiators. There is a kitchen, and further storage area, together with a further basement area under the hall.



FLOOR AREAS

The property has a gross internal area (GIA) of 3,272 sq. ft./304 sqm., which excludes the basements.

SERVICES

It is understood that mains gas, electricity, water and drainage are connected. No tests have been undertaken, and no warranties are given or implied.

PLANNING

The local planning authority is North-East Derbyshire, and the property currently falls within Use Class D1 (learning and non-residential institution), as defined by the Town and Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020. The property is not believed to be Listed, nor is it within a Conservation Area. We would recommend any interested parties to make their own enquiries with the local authority.

Former Grassmoor Methodist Church, North Wingfield Road, Grassmoor, Chesterfield, S42 5EJ

ENERGY PERFORMANCE CERTIFICATE (EPC)

As the property is a Place of Worship, and EPC is not required.

METHOD OF DISPOSAL

By way of public auction through SDL on 22nd August 2024.

GUIDE PRICE

£115,000 (one hundred and fifteen thousand pounds), plus fees.

VIEWINGS

Strictly by prior appointment with the joint sole agents: -

Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

SDL Auctions

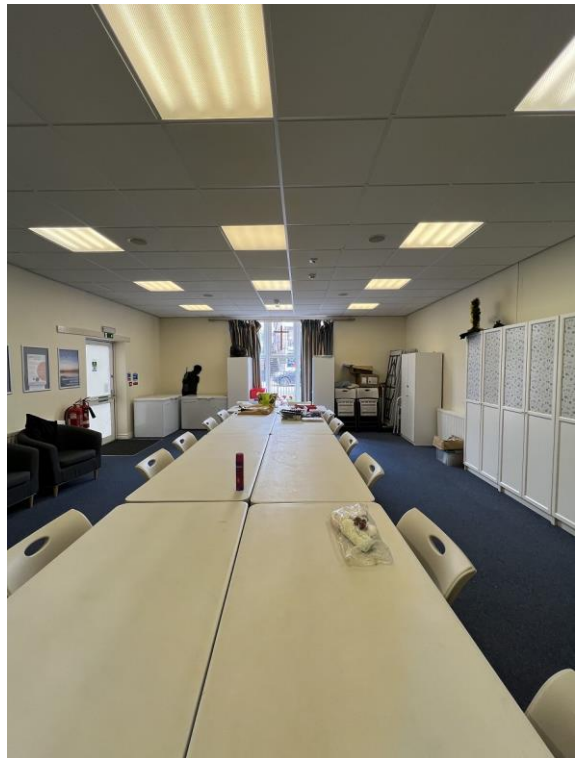
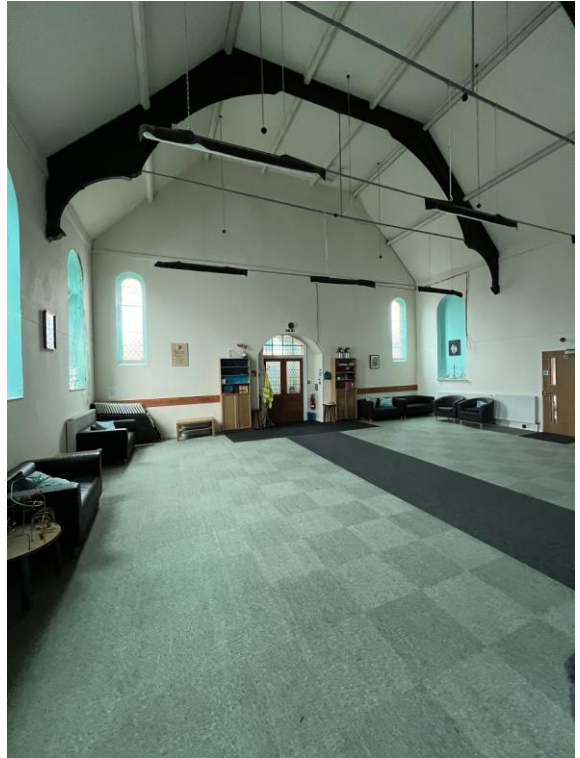
Tel: 0115 958 8702

Email: enquiries@sdlauctions.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.

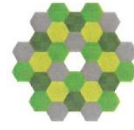
SUBJECT TO CONTRACT



Former Grassmoor Methodist Church, North Wingfield Road, Grassmoor, Chesterfield, S42 5EJ

HM Land Registry
Official copy of
title plan

Title number **DY577990**
Ordnance Survey map reference **SK4067SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Derbyshire : North East**
Derbyshire



© Crown copyright and database rights 2023 Ordnance Survey AC0000851063.
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



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.