



Forest Town Methodist Church, Clipstone Road West, Forest Town, Mansfield, Nottingham, NG19 0BT

A former Place of Worship with adjoining Assembly Hall, kitchen, and ancillary space, together with car parking.

Extending to 2,258 sq. ft./209.9 sqm. GIA, on a site of 0.2-acres/0.081-hectares or thereabouts.

Prominent position within Forest Town.

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

For Sale Freehold.

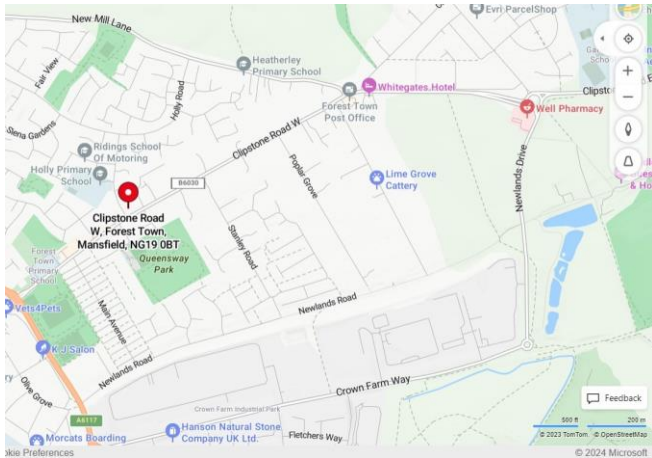
Guide Price – Offers in Excess of £165,000
(one hundred and sixty-five thousand pounds)



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LOCATION

The property is situated in a prominent position, adjacent to Clipstone Road West within Forest Town, Mansfield, Nottinghamshire. Clipstone Road West is one of the principal traffic routes through the town, and the property is situated in a mixed-use trading location, with tertiary retail adjacent, and interspersed with residential properties.



DESCRIPTION

The property comprises a detached Methodist Church, together with adjoining Assembly Hall, kitchen, and ancillary space. We estimate that the original building is likely to have been constructed in the early-1900s, and is of traditional brick construction, which is rendered externally to the lower walls, under a pitched roof overlaid with slate tiles. At some stage the building was extended to the rear with single-storey additions, with both pitched and flat felted roofs.

Internally, the Chapel provides an open-plan Place of Worship, with timber panelled walls, carpet to floor, exposed roof trusses, suspended lighting, and gas-fired central heating radiator. The adjacent Assembly Hall is of similar specification, with serving hatch through to a kitchen, which is part-fitted with wall and base units, work surface, and nonslip flooring. There is a side entrance leading to the Vestry, together with accessible, ladies, and gents WC facilities, and storeroom. The property benefits from UPVC double glazed windows and a gas-fired central heating system.



Externally, is a tarmac-surfaced car park, capable of accommodating approximately 10 motor vehicles.

FLOOR AREAS

The principal rooms comprise the following: -

Chapel	1,114 sq. ft./103.6 sqm.
Assembly Hall	430 sq. ft./40 sqm.
Kitchen	220 sq. ft./20.4 sqm.
Vestry	111 sq. ft./10.3 sqm.

Including WC facilities and ancillary space, the property has a gross internal area (GIA) of 2,258 sq. ft./209.9 sqm. or thereabouts.



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.

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PLANNING

The local planning authority is Mansfield District Council, and the property currently falls within Use Class F1 as defined by the Town and Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

The property is not Listed, nor does it fall within a conservation area.

We recommend any interested parties make their own enquiries with the local planning authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

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

TENURE

Freehold, with vacant possession provided upon completion.

GUIDE PRICE

Offers are invited in excess of £165,000 (one hundred and sixty-five thousand pounds).

VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

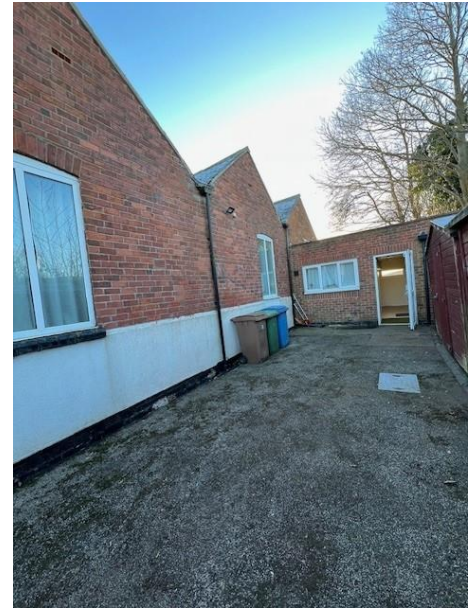
Tel: 01332 290390

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.

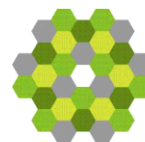
SUBJECT TO CONTRACT



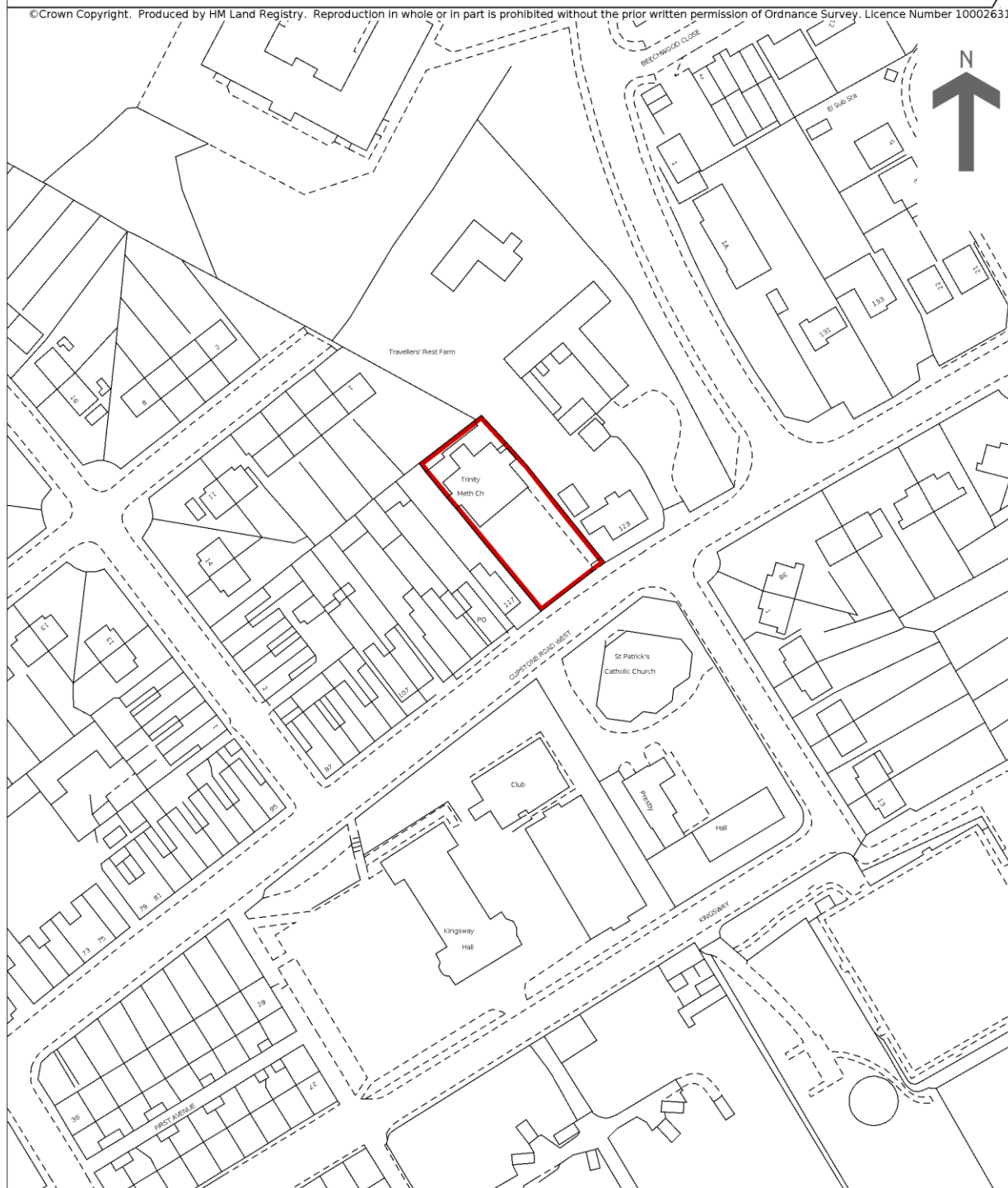
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HM Land Registry
Official copy of
title plan

Title number **NT461338**
Ordnance Survey map reference **SK5662SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Nottinghamshire :
Mansfield**



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