



## Former Cromford Methodist Church

Water Lane, Cromford, Matlock, Derbyshire, DE4 3QH

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

Extending to 3,673 sq. ft./341.3 sqm. GIA on a site of 0.24-acres/0.097-hectares or thereabouts.

Enviably positioned facing Cromford Mill Pond.

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

## Offers Invited in Excess of £275,000

(two hundred and seventy-five thousand pounds)

### Gadsby Nichols

21 Iron Gate  
Derby DE1 3GP

### Residential

01332 296 396  
enquiries@gadsbynichols.co.uk

### Commercial

01332 290 390  
commercial@gadsbynichols.co.uk



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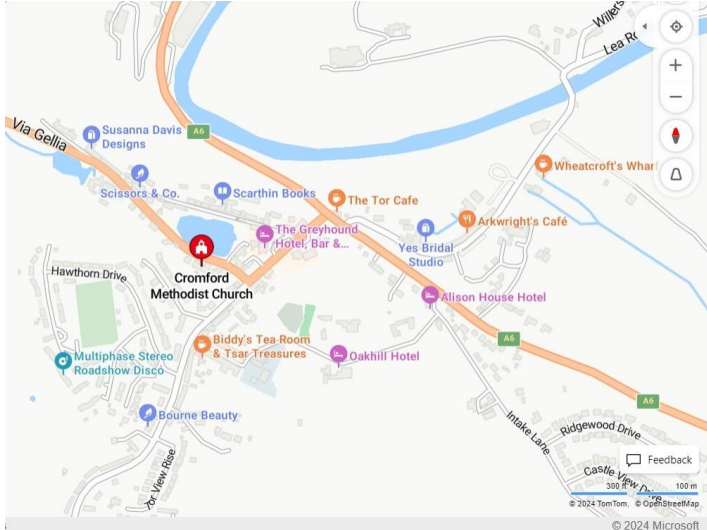
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### LOCATION

The property is situated off Water Lane within Cromford, 2-miles south of the Market Town of Matlock. The property is accessed off Via Gellia Road close to the junction with Cromford Hill. The building is in a mixed-use trading location, and overlooks Cromford Mill Pond.



### DESCRIPTION

The building is likely to have been constructed in the early-1900s of course-stone, in a Gothic style, under pitched slate tileclad roofs. The windows are a mix of stained-glass and leaded, together with single glazing in timber frames.

The property comprises a former Place of Worship, with the main Chapel having hardwood entrance doors from the front, with timber screen, and exposed roof trusses, with an eaves height of 5.6m. The area includes a Transept, together with an Altar, which is slightly recessed, with access down to a former kitchen and side entrance. Off to the right is access to a former Schoolroom, which is open-plan, with timber flooring, together with a Hall, with timber wood floor, and fitted cupboards. There is a further access through to a commercial kitchen, with nonslip flooring, suspended ceiling, and fluorescent strip lighting. To the rear is a side corridor leading to an accessible WC, and ladies/gents WC.

Externally is a stone-built outbuilding, under a monopitch roof. There are steps down to the cellar, which was the former boiler room and cold store. To the rear of the property is an enclosed playground, and to the front is a tarmacadam car park, capable of accommodating four/five motor vehicles.



Please note, there is a Cadent gas station to the rear of the site, which will require access.

### FLOOR AREAS

Kitchen	130 sq. ft.	12 sqm.
Corridor	45 sq. ft.	4.2 sqm.
Corridor	19	1.7 sqm.
Chapel	1,479 sq. ft.	137.4 sqm.
Altar	121 sq. ft.	11.2 sqm.
Transept	70 sq. ft.	6.5 sqm.
Schoolroom	841 sq. ft.	87.5 sqm.
Kitchen	143 sq. ft.	13.3 sqm.
Corridor	85 sq. ft.	7.9 sqm.
Hall	373 sq. ft.	34.7 sqm.
WCs and Corridor	144 sq. ft.	13.4 sqm.
Cellar	123 sq. ft.	11.4 sqm.
Outbuilding	148 sq. ft.	13.8 sqm.

Total GIA 3,673 sq. ft./341.3 sqm. including the cellar and outbuilding, on a total site area of 0.24-acres/0.097-hectares.



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### 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 Derbyshire Dales 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, but does fall within a Conservation Area, and Cromford falls within the Derwent Valley Mills World Heritage Site.

No enquiries have been made with DDDC over potential uses; however, in our opinion, the property would suit a variety of uses, including refurbishment/redevelopment for residential, subject to obtaining the necessary planning consents. We would recommend any interested party make their own enquiries with DDDC.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC is not required.

### TENURE

Freehold, with vacant possession upon completion.

### GUIDE PRICE

Offers are invited in excess of £275,000 (two hundred and seventy-five thousand pounds).

### VIEWINGS

Strictly by prior appointment with the sole agents: -  
Gadsby Nichols

Tel: 01332 290390

Email: [andrewnichols@gadsbynichols.co.uk](mailto: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

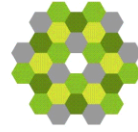


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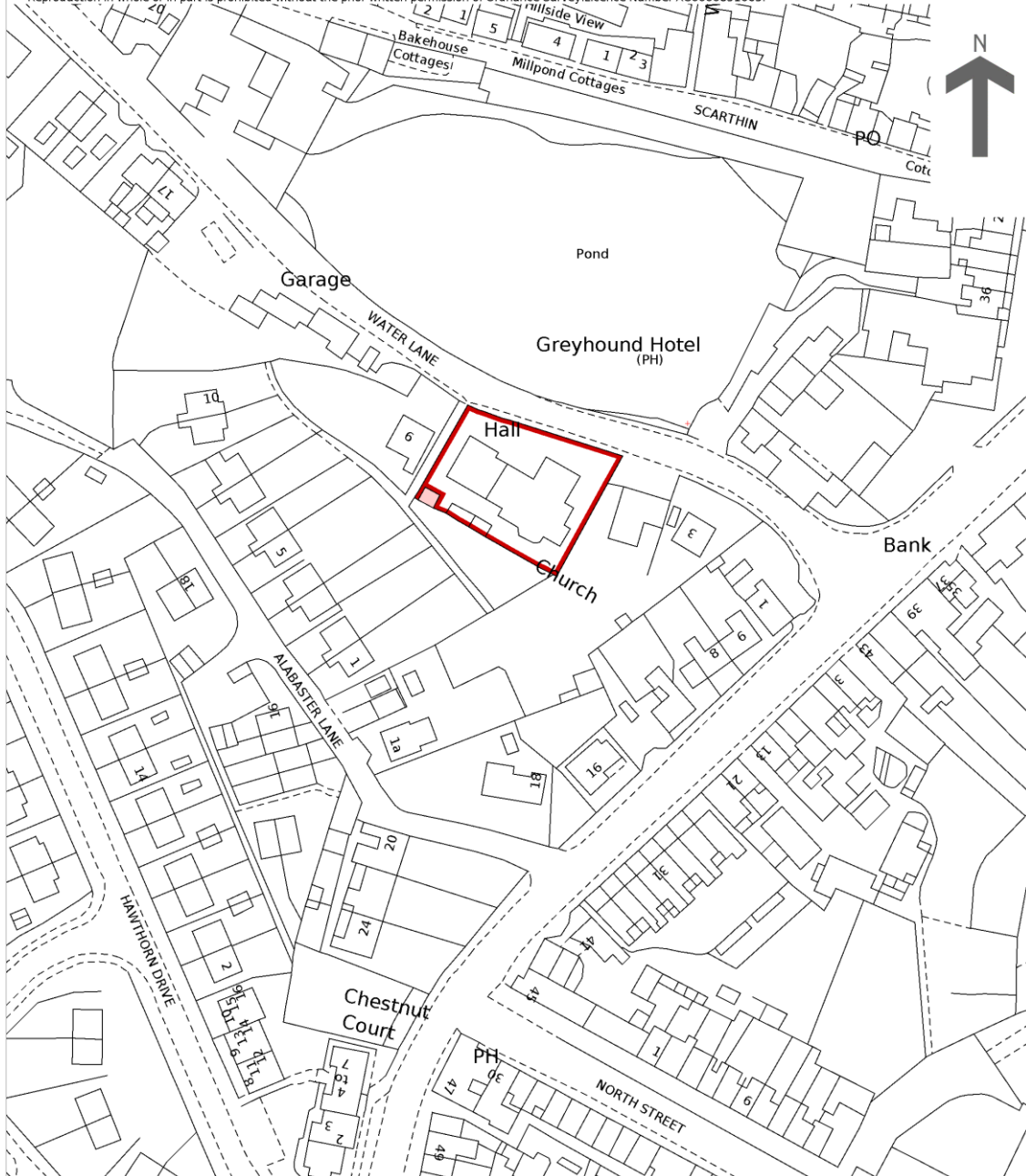
## Water Lane, Cromford, Matlock, Derbyshire, DE4 3QH

HM Land Registry  
Official copy of  
title plan

Title number **DY447738**  
Ordnance Survey map reference **SK2956NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Derbyshire : Derbyshire**  
**Dales**



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