



## Former Wesleyan Sunday School and adjacent Hall forming part of Christ Church - Methodist Church, Derby Road, Long Eaton, NG10 4NE

A valuable redevelopment opportunity within a former school, adjacent and to the rear of Christ Church Methodist Church.

Planned over two floors, with small basement, providing a total GIA of 5,742 sq. ft./542.72 sqm. or thereabouts.

Offering the potential for up to eleven, one-bedroomed flats, subject to securing the necessary planning consents.

Available freehold, with vacant possession.

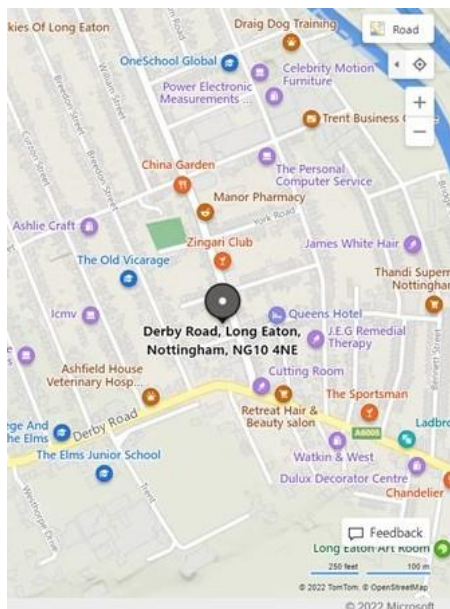
## Offers in Excess of £285,000

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## LOCATION

The property is located to the rear of Christ Church Methodist Church, off Derby Road, and with a return and access off College Street, approx. 0.5-miles northwest of Long Eaton town centre. The immediate surrounding area is predominantly residential.

What 3 Words /// glitz.donor.goat



## DESCRIPTION

The Wesleyan Sunday School was erected in 1866, and extended at a later date. The front gable of the Sunday School is edge-of-pavement on College Street, and is of traditional 9" brick construction with stone dressings, and feature brickwork to the headers and sills, with timber-framed windows. The Hall section of the building is single-storey with timber flooring, false ceiling, fluorescent strip lighting, and stage to the rear.

The Schoolrooms are planned over two floors and provide cellular space. We would estimate that this section of the building was constructed in the 1920s/1930s, and is of traditional brick under a pitched tileclad roof. The Sunday School is now surplus to requirements to the local Methodist Circuit, and is ideally suited for redevelopment, principally for residential.

To this extent, an indicative scheme has been prepared by the noted architects Alan Joyce, for eleven, one-bedroomed flats, ranging in size from 430 sq. ft./40 sqm. to 580 sq. ft./53.8 sqm.

## FLOOR AREAS

Area	sq. ft.	sqm.
Basement	246	22.83
GF School Hall	1,724	160.19
GF School Rooms		
GF Corridors	365	34
GF Room Two	170	15.79
GF Room Three	148	13.73
GF Room Four	153	14.25
GF Room Five	580	53.9
GF Kitchen	197	18.33
GF Female WC	72	6.66
GF Male WC	48	4.5
GF Accessible WC	48	4.5
FF Room Six	580	53.9
FF Corridor	116	10.8
FF Room Seven	153	14.25
FF Room Eight	147	13.7
FF Room Nine	580	53.9
FF Room Ten	157	14.57
<b>TOTAL GIA</b>	<b>5,742</b>	<b>542.72</b>

## SERVICES

It is understood that mains gas, water, and drainage are connected both the Methodist Church and Schoolrooms. No tests have been undertaken, and no warranties are given or implied.

It will be the responsibility of the purchaser to obtain separately metered supplies to the Schoolrooms.

## PLANNING

The local planning authority is Erewash Borough Council (EBC). Pre-planning application discussions have been held with the local authority, who have indicated support for refurbishment and reconfiguration of the building to residential. The property is Grade II Listed, and as such, formal planning and Listed Building consent will be required for any redevelopment. We strongly recommend that all interested parties make their own enquiries with EBC.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Given the Listed nature of the building, and the intentions to redevelop, we do not believe an EPC is required.

## TENURE

Freehold, with vacant possession upon completion.

## GUIDE PRICE

Offers are invited in excess of £285,000 (two hundred and eighty-five thousand pounds).

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## PURCHASERS WORKS

In addition to the purchase price, the following works will need to be undertaken by the purchaser: -

- i) Block the corridor wall between the two buildings, and provide a plaster finish to the Church side;
- ii) Block up and doorway into the existing boiler room;
- iii) Form a new opening with door, frame and ironmongery from the boiler room into the former Church parlour.

## VIEWINGS

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

Tel: 01332 290390

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

REF: GNC2027/jan

## 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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