



## Former Schoolroom to the rear of Belper Methodist Church Chapel Street, Belper, Derbyshire, DE56 1AR

Valuable redevelopment opportunity within a former Schoolroom, to the rear of Belper Methodist Church.

A single-storey building providing assembly hall, stage, meeting rooms, and amenity facilities, extending to 3,359 sq. ft./312.2 sqm. pr thereabouts, together with six allocated car parking spaces.

Situated close to Aldi, Ada Belfield Care Home, and De Bradelei Mill.

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

Available Freehold, with vacant possession.

**To be sold by way of Public Auction - Guide Price £135,000**  
(plus fees)

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## LOCATION

The property is located to the rear and west of Central Methodist Church, located off Chapel Street, in the centre of the Market Town of Belper. The site sits adjacent and at a slightly higher level than the service road, which provides access to an Aldi food store, a development site with outline planning consent for sixty residential units for the over-55s, and Ada Belfield care home, and Belper's library. The position is convenient for Belper train station, and King Street, the primary retailing area.

## DESCRIPTION

The schoolrooms are believed to have been constructed around 1841, and extended to the western gable in or around 1908, with a further extension added to the north in 1966. The schoolrooms are of traditional brick construction with part-rendered pebbledash finish, under a timber trussed roof overlaid with interlocking concrete tiles. Flooring is suspended timbers, and the windows are single-glazed, painted timber to the main building, and part-timber and part-UPVC to the 1960s extension, which is under a flat felted roof.



Internally, there is a reception area, with access to the main assembly hall, which includes a stage, beyond which are two rooms, together with kitchen. Within the extension is a corridor, which provides access to ladies and gents WC facilities.

Externally, are six allocated car parking spaces to the northwest of the schoolrooms, together with external land, and there will be a right-of-way over the existing service road.

## FLOOR AREAS

Area	sq. ft.	m <sup>2</sup>
Assembly Hall	1,241	115.3
Stage	525	48.8
Corridor	164	15.2
Room	220	20.4
Meeting Room	434	40.4
Kitchen	151	14
Corridor	195	18.1
Corridor	107	10
Gents WC	95	8.8
Ladies WC	142	13.2
Lobby	84	7.8
<b>TOTAL GIA</b>	<b>3,359</b>	<b>312.2</b>

## SERVICES

The electricity supply is currently fed from the adjoining Church, which is to be isolated. It will be the responsibility of the purchaser(s) to obtain separately metered supplies to the property.

## PLANNING

The property falls within a Conservation Area, and is within the Derwent Valley World Heritage Site, and within the curtilage of the Central Methodist Church, which is a Grade-II Listed building.

The local planning authority is Amber Valley Borough Council, and we strongly recommend that all interested parties make their own enquiries over potential uses.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Given the property is within the curtilage of a Place of Worship, and is listed, we do not believe that an EPC is required.

## COVENANTS/EASEMENTS

- The purchaser(s) will have a right-of-way over the existing service road, highlighted in yellow on the plan.
- The purchaser(s) to provide a contribution to cost of the future maintenance of the access road and car park.
- Restrictive covenant to not use the premises for religious worship or for the sale of alcohol, without the approval of the Trustees for Methodist Church Purposes (TMCP).



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## VALUE ADDED TAX (VAT)

It is our understanding that VAT is not elected on the property, and therefore no VAT will be payable on the purchase price.



## TENURE

Freehold with vacant possession.

## METHOD OF SALE

By way of public auction through Messrs. SDL Auctions, on Wednesday 29<sup>th</sup> October 2025, at a guide price of £135,000 (one hundred and thirty-five thousand pounds), plus fees.

## VIEWINGS

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

Tel: 01332 290390

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

SDL Auctions

Tel: 0115 958 8702

Email: [enquiries@sdlauctions.co.uk](mailto:enquiries@sdlauctions.co.uk)

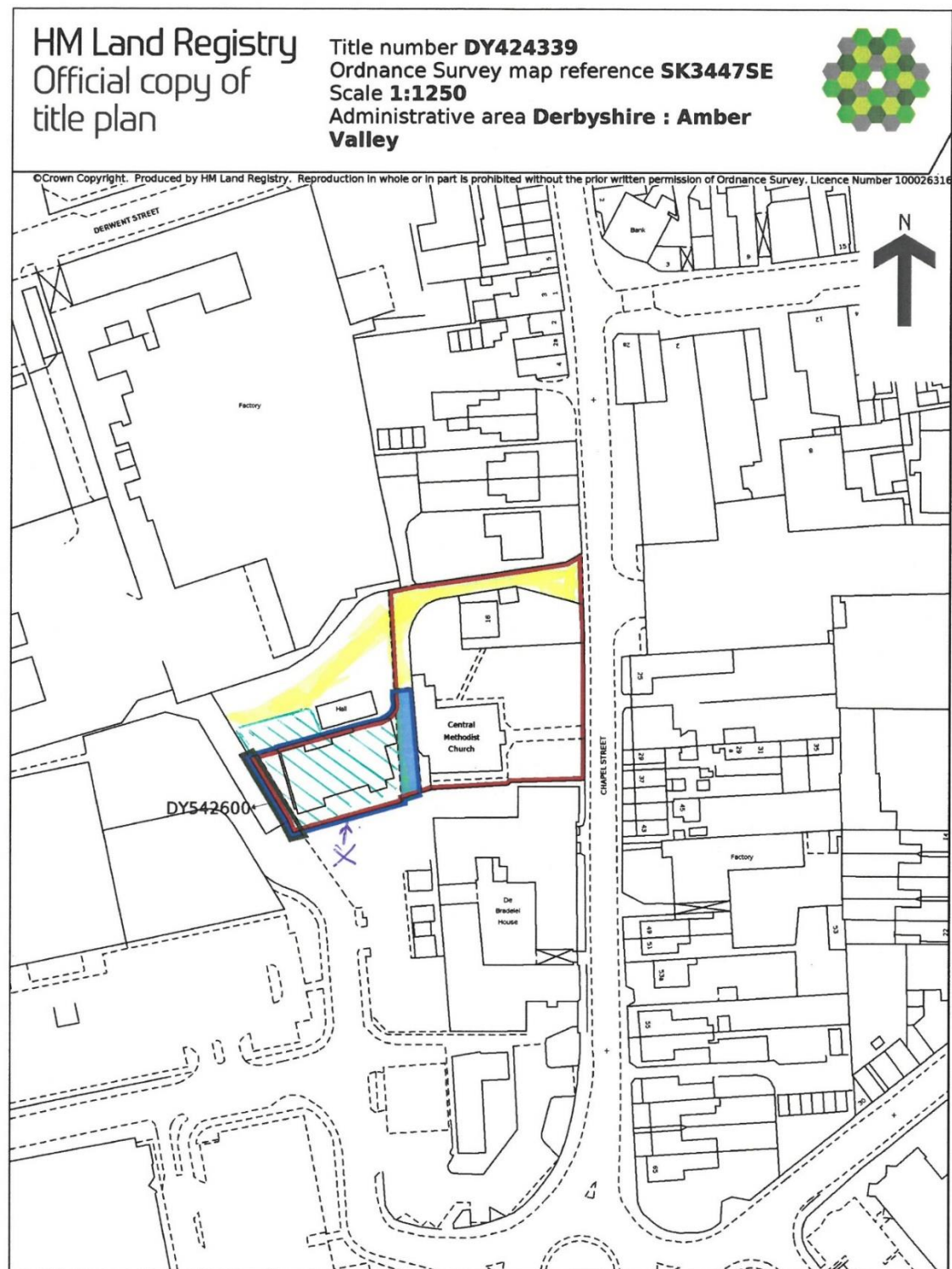
## OUR ANTI-MONEY LAUNDERING (AML) POLICY

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



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