



Former Skegby Methodist Church, 153 Mansfield Road, Sutton-in-Ashfield, NG17 3DX

A rare opportunity to acquire a very well-appointed and planned Place of Worship, built in around 2005.

Providing excellent accommodation, comprising Chapel, reception hall, crèche, offices, assembly hall, and ancillary space, together with car parking.

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

GIA 3,797 sq. ft./352.9 sqm. or thereabouts.

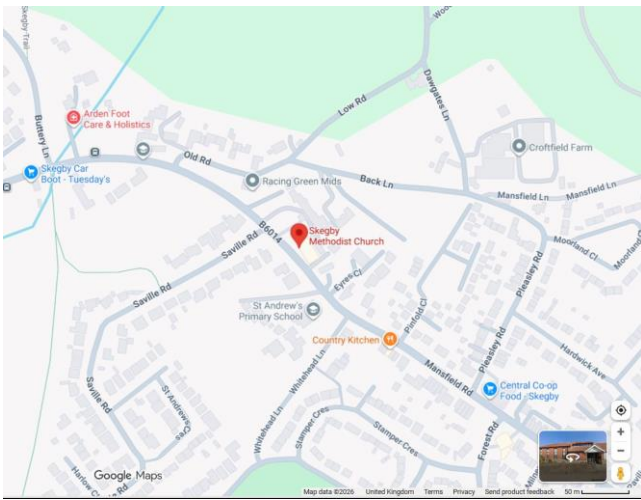
GUIDE PRICE £425,000



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LOCATION

The property is located in a prominent position off Mansfield Road, within the Village of Skegby, Nottinghamshire. Skegby falls within the Ashfield district of Nottingham, and lies approx. 2-miles west of Mansfield, and 1-mile north of Sutton-in-Ashfield.



DESCRIPTION

The property was constructed in or around 2005, of modern cavity brick under a pitched pantile clad roof. The windows are powder-coated aluminium-framed with double glazed infills.

The property was a purpose-built Place of Worship, and comprises foyer/reception lobby with folding glazed doors to the Worship Hall, which has exposed roof trusses, carpeted floor, feature stained-glass circular window to the north gable, and LED lighting. The glazed doors are retractable allowing an increase in floor area, as and when required. In addition, the property benefits from a commercial kitchen, assembly/activities hall with laminate flooring, offices, crèche, vestry, and accessible WCs.

Externally, there are well-maintained landscaped grounds, together with tarmac-surfaced car parking area, capable of accommodating 14-motor vehicles.

FLOOR AREAS

The principal rooms are as follows: -

Chapel	1,282 sq. ft. / 119.1 sqm.
Vestry	130 sq. ft. / 12 sqm.
Reception Hall	431 sq. ft. / 40.1 sqm.
Crèche	136 sq. ft. / 12.6 sqm
Kitchen	326 sq. ft. / 30.3 sqm.
Assembly Hall	994 sq. ft. / 92.4 sqm

Together with the office space, storage, and ancillary accommodation, the property has a GIA of 3,797 sq. ft./352.9 sqm. or thereabouts. The site area is believed to be 0.24-acres.



SERVICES

The property is believed to have mains gas, electricity, water, and drainage connected. No tests have been undertaken, and no warranties are given or implied.

PLANNING

The property has previously been used as a Place of Worship, falling within Use Class F1 as defined by the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

In our opinion, the property would be suitable for a variety of uses, and would recommend that all interested parties make their own enquiries with the local planning authority.

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ENERGY PERFORMANCE CERTIFICATE (EPC)

Given the previous use as a Place of Worship, we believe the property is exempt from EPC regulations.

VALUE ADDED TAX (VAT)

We understand that VAT is not elected on the property, and therefore, no VAT will not be payable on the purchase price.

TENURE

Freehold, with vacant possession provided upon completion.

METHOD OF SALE

By way of private treaty, at a guide price of £425,000 (four hundred and twenty-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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