



33 King Street, Duffield, Belper, Derbyshire, DE56 4EU

A rare opportunity to acquire a former Masonic Hall, located within the desirable location of King Street.

Planned over two floors, and extending to 2,000 sq. ft./185.9 sqm. or thereabouts, excluding the cellar.

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

To be sold by way of Public Auction through BTG Eddisons Property Auctions.

GUIDE PRICE £160,000 (plus fees)

Gadsby Nichols

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Commercial

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BRITISH
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AWARDS

GOLD WINNER
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IN DERBY
(CITY CENTRE)
2023

WE
WON!

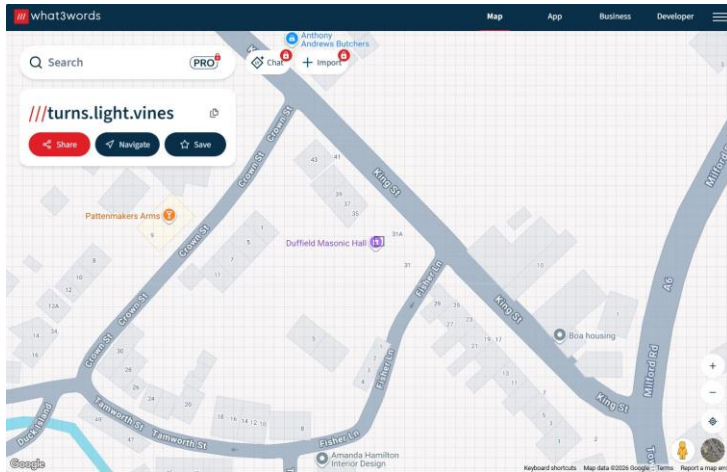


www.gadsbynichols.co.uk

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LOCATION

The property is situated off King Street within the popular Village of Duffield, lying approx. 7-miles to the north of the City of Derby. The position is convenient for the village centre with a range of local amenities, and is directly opposite the former Methodist Chapel, recently acquired by Duffield Parish Council.



DESCRIPTION

The property is believed to have originally been a Methodist Church, likely to have been constructed in the late 18th Century, and then was acquired and converted into a Masonic Hall in the early 1900s.

The ground floor of the building accommodates reception, lobby, access to a cellar, WC, and kitchen, with access to a hall/former bar area. The first floor provides a lobby area with storage off, and access through to the Masonic Hall, which has carpeted floor, picture rail, ceiling fans, and suspended lighting. There are uPVC-framed double glazed windows to the front and rear gables. Externally, the building is edge-of-pavement, and is close to 100% site coverage. There is a path adjacent to the northern boundary for maintenance.

FLOOR AREAS

The property is believed to have a GIA of 2,000 sq. ft./185.9 sqm or thereabouts, excluding the cellar.



PLANNING

The current use is likely to fall 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.

We would strongly recommend that interested parties make their own enquiries with the local planning authority.



ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

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RATEABLE VALUE

The property has a rateable value of £8,000 (eight thousand pounds), effective from 1st April 2026.

SERVICES

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

TENURE

Freehold, with vacant possession provided upon completion.

METHOD OF SALE

By way of public auction through Messrs. BTG Eddisons Property Auctions on Thursday 27th August 2026, with a guide price of £160,000 (one hundred sixty thousand pounds), plus fees.

VALUE ADDED TAX (VAT)

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

VIEWINGS

Strictly by prior appointment with the joint sole agents: -

Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

BTG Eddisons

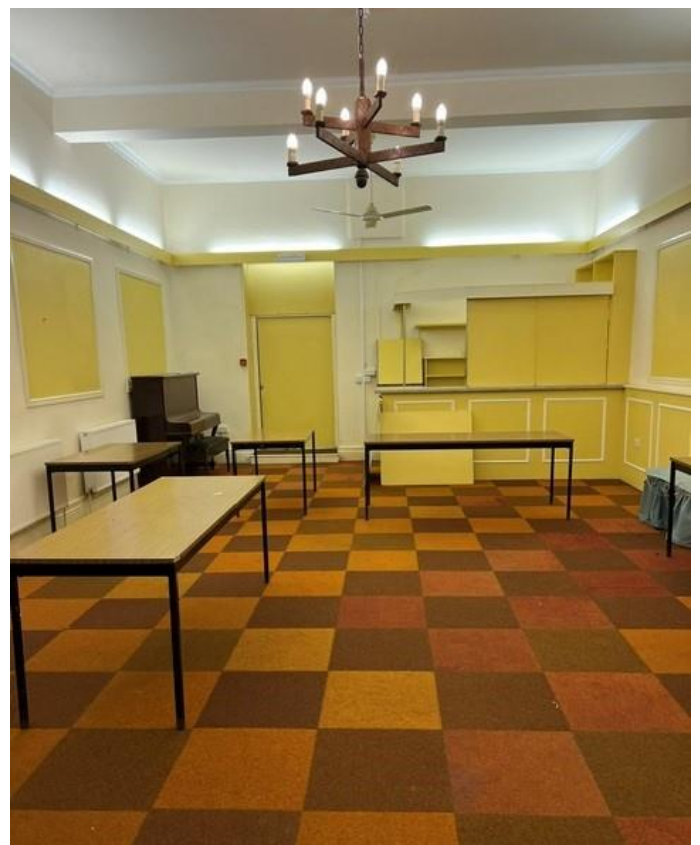
Tel: 0345 646 2288

Email: enquiries@btgeddisonspropertyauctions.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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G317 Printed by Ravensworth 0870 112 5306

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