



The Chapel

UPPER SAXONDALE

THE CHAPEL

Westminster Drive, Upper Saxondale, Radcliffe on Trent, Nottinghamshire, NG12 2NL

A truly exceptional and increasingly rare opportunity to acquire a striking former chapel building extending to approximately 4,523 sq ft, offering enormous scope for sympathetic conversion or renovation, subject to the necessary planning consents. Occupying a delightful position within the highly regarded Upper Saxondale development, The Chapel presents a compelling proposition for developers, investors or private purchasers seeking a landmark building with remarkable potential in an enviable Nottinghamshire setting. The vendors have received written 'advice' from the Borough Council indicating that they may be minded in principle to support conversion of the Chapel to two dwellings with on-site parking, based upon conversion plans submitted to the Council to support the request for pre-application 'advice'.

Originally constructed in the early 1900s as part of the historic Saxondale Hospital estate, the chapel was designed to serve as the spiritual heart of the community and today remains an impressive example of ecclesiastical architecture from the period. Whilst no longer used as a church, the building retains an abundance of original character and heritage features, creating a dramatic and atmospheric interior unlike anything else currently available on the market. The substantial internal footprint of 4,523 sq ft, combined with the scale, proportions and architectural detailing, creates an extraordinary canvas for future redevelopment, with the potential to create a truly spectacular residential dwelling or alternative scheme, subject to planning permission.





The principal chapel hall is an utterly breathtaking space, characterised by magnificent vaulted ceilings rising to approximately 11 metres at ridge height, with stunning timber panelling, exposed arches and dramatic proportions throughout. A series of beautiful stained glass windows flood the interior with natural light, enhancing the building's unique atmosphere and historic charm, whilst a striking iconographic stained glass window elsewhere within the building provides an especially impressive heritage feature. The sheer scale and visual impact of the accommodation immediately highlight the exceptional possibilities available for future reconfiguration and conversion, subject to the necessary planning consents.



The property currently includes a fitted kitchen with a range of base and wall units, WC facilities and several ancillary areas providing practical supporting accommodation. The immense internal footprint of approximately 4,523 sq ft offers remarkable versatility and flexibility for a variety of future uses or conversion opportunities, making this an increasingly rare and exciting proposition for purchasers seeking a truly distinctive project.



grounds

To the rear, the chapel enjoys attractive grounds with a number of mature trees creating a wonderfully private and established backdrop. The outdoor space further enhances the development potential of the site, with scope for the creation of private gardens, garaging or additional parking provision, subject to the necessary consents. There is also potential to establish improved access around the rear of the property, significantly enhancing the versatility and long-term value of the site.





local amenities

Upper Saxondale is surrounded by parkland and quiet country walks, whilst boasting three tennis courts, a tennis clubhouse and bowling area.

Further facilities can be found in the village of Radcliffe-on-Trent and the market town of Bingham, including a comprehensive range of amenities including schools at all grades, a wide range of local shops, various public houses, churches, health centres and regular bus and train services that provide access to Nottingham city centre and Grantham. It is also ideally located for road links such as the M1 north via the A52 or Newark, Leicester and the M1 south via the A46 Fosse Way.

finer details

Services: Mains water, drainage, gas and electricity are understood to be connected. The property has a gas heating system. None of the services or appliances have been tested by the agent.

Local Authority: Rushcliffe Borough Council

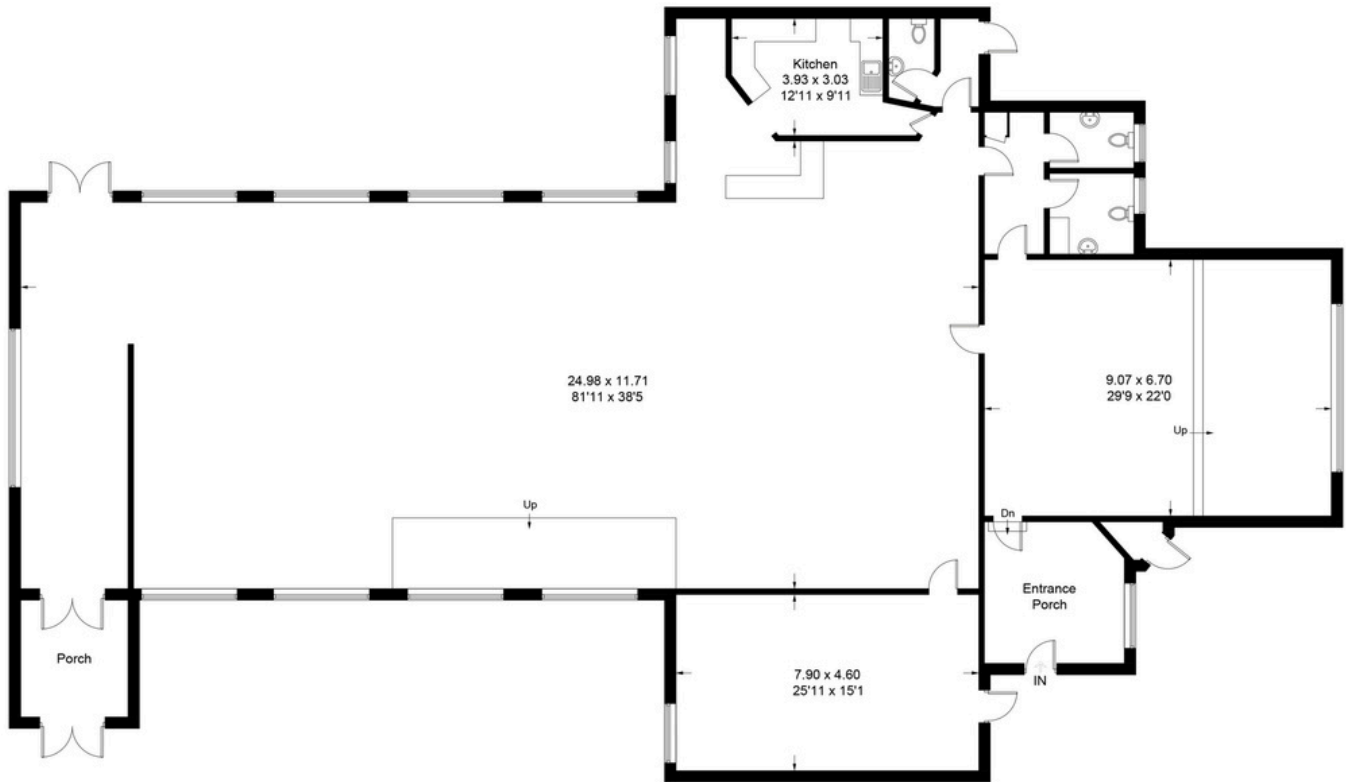
Tenure: Freehold

Possession: Vacant possession upon completion.

finer details



Approximate Gross Internal Area: 420.2 sq m / 4523 sq ft (excluding external cupboard)



Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



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