

Duckmanton Methodist Church Tom Lane,  
Duckmanton, S44 5HF

GUIDE PRICE

£100,000

W  
WILKINS VARDY

GUIDE PRICE

# £100,000

GUIDE PRICE £100,000 TO £125,000 - FORMER CHURCH BUILDING AND SEPARATE OFFICE ON 0.26 ACRE PLOT OFFERING SOME SCOPE FOR POSSIBLE RESIDENTIAL OR COMMERCIAL DEVELOPMENT

We are inviting either unconditional and conditional offers subject to satisfactory planning consent for this large single storey building used previously as a church and separate office building on a large plot that may offer some scope for development subject to consents.

Whilst there has been no formal communication with the Local Authority, it is felt that the land could offer some scope for development subject to consents and approvals. A local planning consultant has offered some advice which can be made available upon request.

- FORMER CHURCH BUILDING AND SEPARATE OFFICE BUILDING
- 0.26 ACRE PLOT IN ELEVATED POSITION
- POTENTIAL TO RE-PURPOSE OR DEVELOP (Subject to consents)
- PLANNING CONSULTANTS THOUGHTS AVAILABLE
- SUGGESTED MIXED COMMERCIAL & RESIDENTIAL SCHEME
- CONVENIENT LOCATION, CLOSE TO THE M1 JUNCTION 29A
- NO CHAIN - FREEHOLD SALE

## General

Gas heaters installed

Gross internal floor area - 177 sq.m. / 1906 sq.ft. for both buildings

Council Tax Band - N/A

Tenure - Freehold

School Catchment - The Bolsover School

## Development Potential

No formal enquiries have been made with the Local Authority and we are therefore unable to offer any specific advice on the likelihood of development being approved.

A local planning consultant has looked at the site and believes a mixed commercial and residential scheme could be successful. Details can be supplied upon request.

We are inviting unconditional offers but also will consider offers subject to satisfactory planning consent being obtained. Such conditional offers would usually mean that the buyer submits their own application under the terms of an agreed contract.

## Buildings

The buildings have been unused for some time and we are unable to confirm serviceability of any fittings or services.

We believe the buildings may contain an element of asbestos, although a full asbestos survey has not been conducted.

## Main Church Building

Double doors open to give access to an ...

## Entrance Vestibule

Having doors to ...

## Cloaks/WC 1

Fitted with a white 2-piece suite comprising a hand wash basin with electric water heater over, and a low flush WC.

## Cloaks/WC 2

Fitted with a white 2-piece suite comprising a hand wash basin with electric water over, and a low flush WC.

## Hall

47'6 x 23'5 (14.48m x 7.14m)

A large open plan space.

## Kitchen

23'5 x 11'6 (7.14m x 3.51m)

A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap, and separate stainless steel circular sink with mixer tap.

Integrated electric oven and 5-ring gas hob with extractor hood over.

Vinyl and carpet flooring.

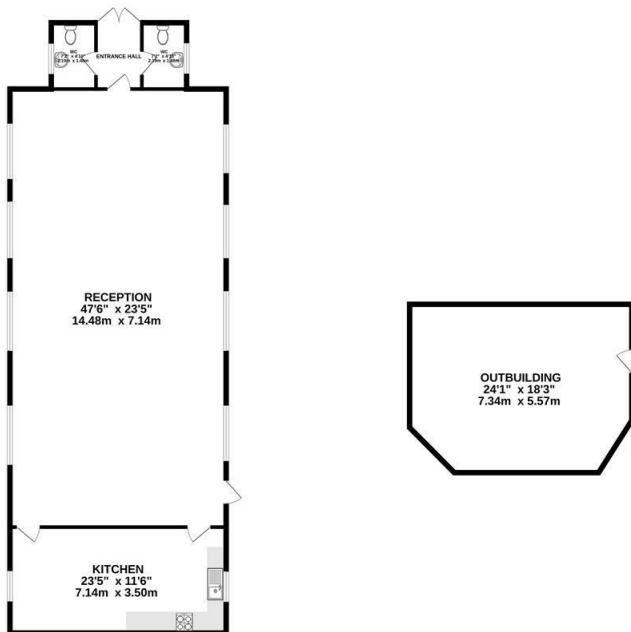
## Outside

The property occupies an elevated position and comprises a car park and a separate detached building previously used as an office (24'1 x 18'3).

There are store rooms and toilets to the rear of the main building accessed externally.



**GROUND FLOOR**  
1906 sq.ft. (177.1 sq.m.) approx.



TOTAL FLOOR AREA: 1906 sq.ft. (177.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**VIEWINGS**

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the kitchen appliances, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

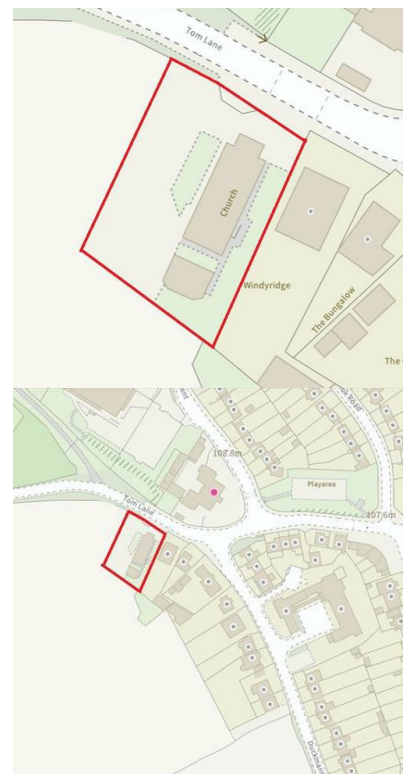
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

**SCHOOL CATCHMENT AREAS**

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

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