

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## FOR SALE Church

Cross Street Baptist Church, Arnold,  
Nottingham NG5 7DS

CONTACT **Graham Smith**  
07467 955294 | graham.smith@rapleys.com



Church with several meeting  
rooms

Net internal area 279.86 sq m  
(3,013 sq ft)

Site area 0.086 hectare  
(0.213 acre)

Planning Use F1  
(previously known as D1)

Suitable for variety alternative  
uses or development STP

Available immediately

## Cross Street Baptist Church, Arnold, Nottingham NG5 7DS

### Location

Cross Street Baptist Church is located at the junction of the High Street and Cross Street, close to the centre of Arnold—a suburb 4 miles north of Nottingham. The church is situated opposite the leisure centre and Bonnington Theatre in a predominantly residential area. The town centre is nearby offering good bus links into Nottingham and to the general area.

A recent residential development next to the church (York Mews) has included car access with some occasional parking space for church use.

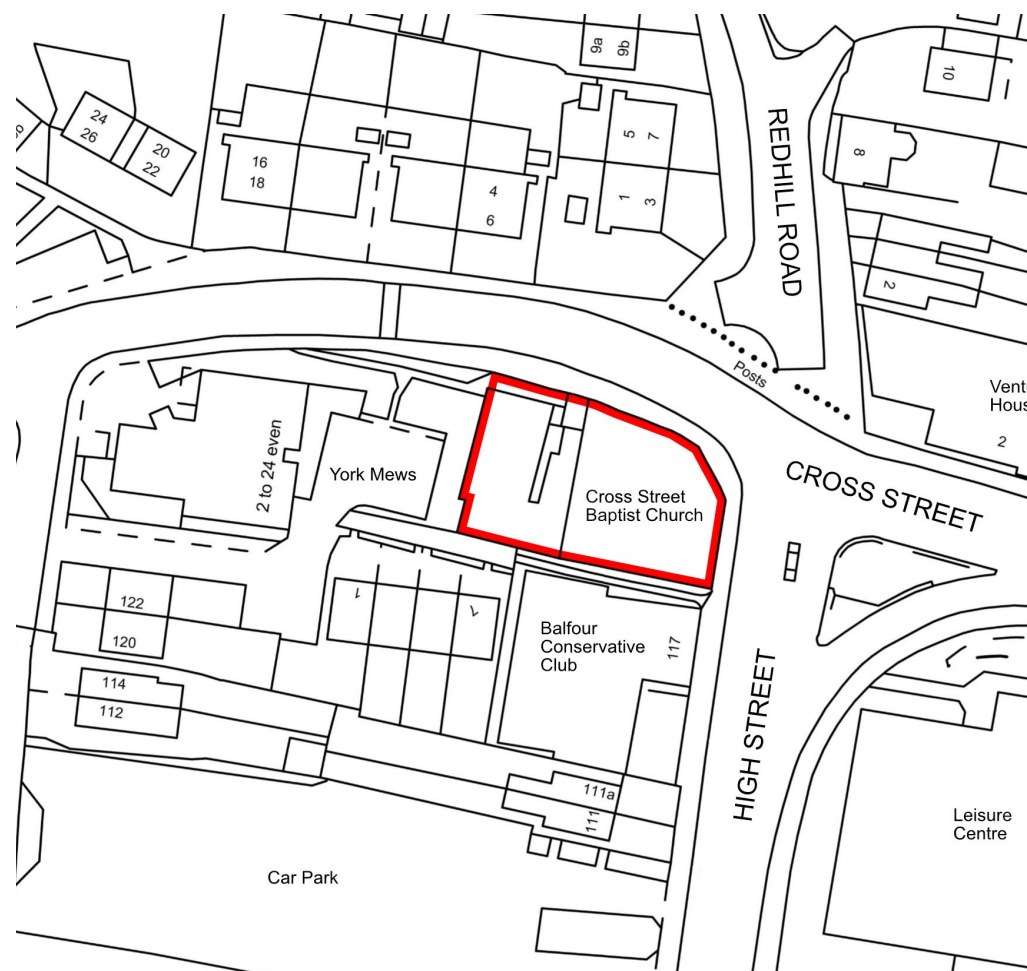
### Description

The traditionally built style of the church dates from 1909 and is of masonry construction with a pitched slate covered roof and timber framed windows which was in use until the end of September 2020. The property is not listed and is not in a conservation area.

The church area includes a gently sloping floor, a balcony to one end and a pipe organ with raised stage area and pews. The building benefits from additional accommodation on the ground and first floor and the church has a cellar useful for small storage purposes. The arrangement would be suitable for a children's nursery, faith groups and other community group activities.

The property would benefit from refurbishment and modernisation in its presentation. The interior throughout is generally plastered and decorated with suspended ceiling in the church. The property has mains gas, electricity and water connections, however the gas central heating is not operational. None of the services have been tested and it is recommended that interested parties carry out their own investigations.

Generally the site is level but at a raised height compared to the road level on the east side where there are garden areas. Steps and gently sloping ramps provide access to the front door. To the east boundary there is a restriction in that build lines are set back 3.00–4.50m from the boundary. The lawn to the north includes some memorial headstones.





rapleys.com  
**0370 777 6292**

Cross Street Baptist Church, Arnold,  
Nottingham NG5 7DS

## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Ground floor</b>		
Foyer/lobby	5.60	60
Church	106.28	1,144
Balcony	26.38	284
Meeting room	63.19	680
Kitchen	7.52	81
Boiler cupboard	-	-
WC's	-	-
<b>Sub-total</b>	<b>208.97</b>	<b>2,249</b>
<b>First Floor</b>		
Class room 1	34.81	375
Class room 2	17.81	192
Class room 3	18.27	197
<b>Sub-total</b>	<b>70.89</b>	<b>764</b>
<b>Total</b>	<b>279.86</b>	<b>3,013</b>
	<b>Hectare</b>	<b>Acre</b>
<b>Total Site Area</b>	<b>0.086</b>	<b>0.213</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



rapleys.com  
**0370 777 6292**

Cross Street Baptist Church, Arnold,  
Nottingham NG5 7DS

## Tenure

Freehold. Land Registry Title NT 463787.

## Terms

Offers are invited in excess of £140,000 for the freehold interest with vacant possession.

## Energy Performance

Energy Performance Asset Rating: Exempt.

## Rateable Value

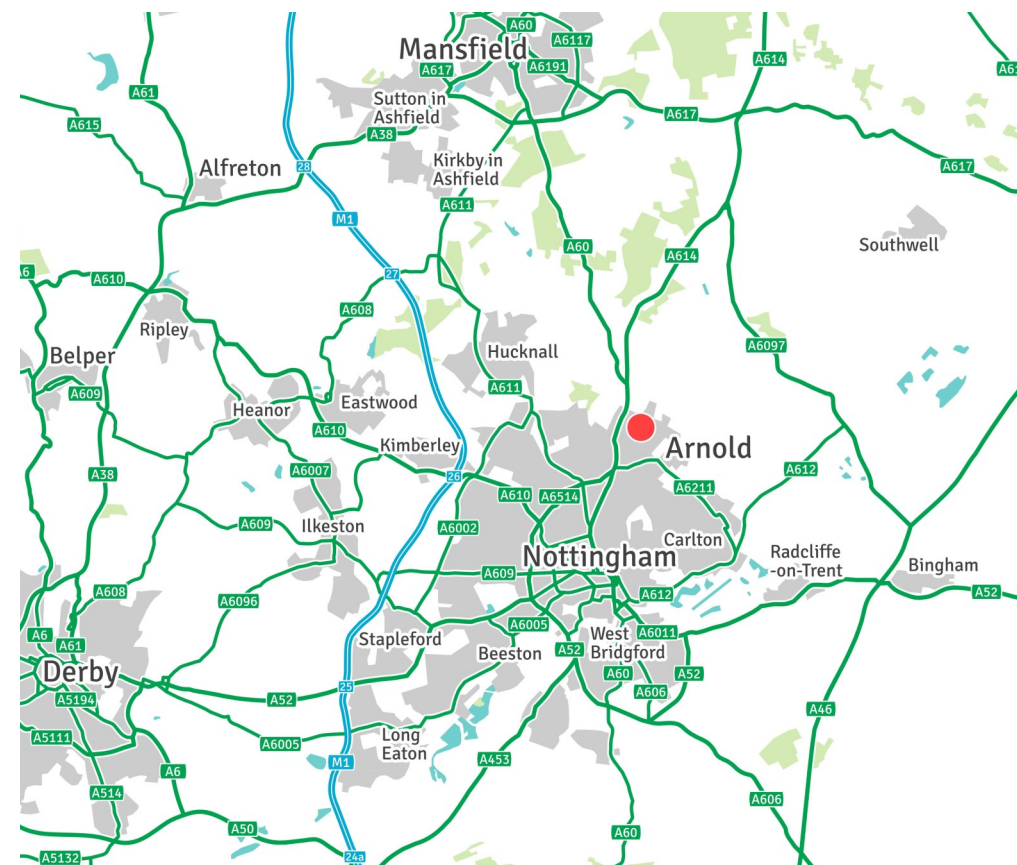
Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

## VAT

There is no VAT liability.

## Viewing

Strictly by appointment with the sole agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at 33 Jermyn Street London SW1Y 6DN. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in November 2020.