

FOR SALE Church

Woodborough Baptist Church, Shelt Hill,
Woodborough, NG14 6DF



Contact

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Location

Woodborough is approximately seven miles north east of Nottingham. Other notable towns in the area are Newark seventeen miles to the east and Mansfield twelve miles to the north.

The town has some rural bus routes but there is no railway station. The local road network is busy with village residents and through traffic.

The population of Woodborough is approximately 2,000.

The village is an attractive commuter location for Nottingham having a rural outlook and community feel.

The village has a few local resources including a pub, post office and primary school.

Description

The church with its attached hall rooms to the side dates from around the late nineteenth century. The building has two distinct parts suggesting that one part is an addition at a later date, and that this part was also subsequently extended.

The single building occupies almost the whole site. There is a small paved area to the front of the church.

The site is located at a raised ground level height well above road level such that access is only possible via steps. The steps start immediately to the rear of the footpath along Shelt Hill.

The original structure is of solid masonry construction of red brick. The floors are typically suspended and of timber. The roof is pitched with slate covering where visible. The timber framed windows are single glazed. The extended portion of the building appears to be of a lightweight timber frame and timber cladding.

The property has not been in any recent use and is in a very poor condition.

NB: Please note that a past church warden was buried within the church in 1849

Rating

Church properties are exempt from business rates. 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 at www.gov.uk/calculate-your-business-rates.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Church and hall (F1 use)

Vacant Possession

Development Opportunity (STP)

Not Listed

Offers in order of £40,000



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of
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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Sanctuary	63.81	687
Side Hall – Front	26.71	288
Side Hall – Rear	22.71	246
External WC	-	-
Total	113.39	1,221
	Hectare	Acre
Total Site Area	0.0187	0.046

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.

Terms & Tenure

Freehold

Energy Performance

Church's are exempt from EPC

VAT

All figures quoted are exclusive of Value Added Tax which will not be charged.

Viewing

Strictly by appointment with the sole agent, Rapleys.

Please contact:

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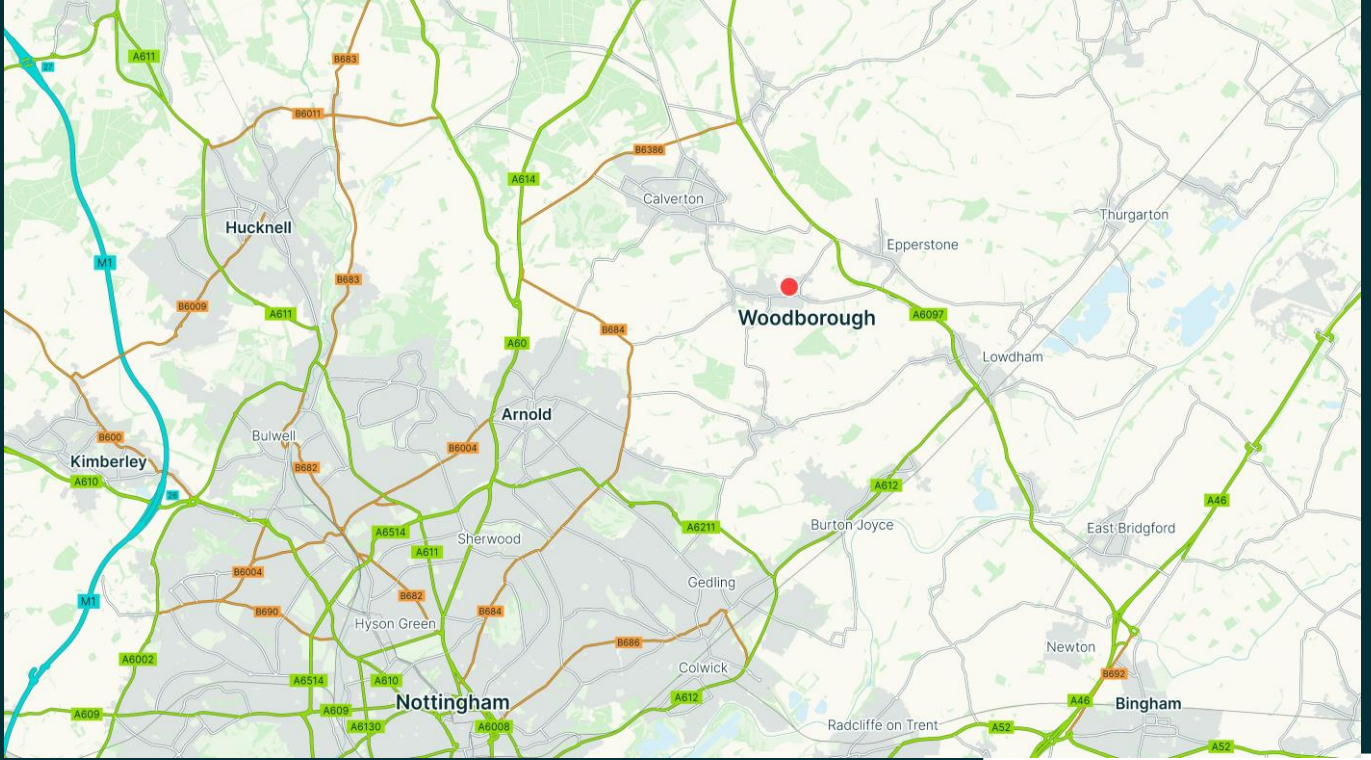


Total Site Area

0.0187 hectares

0.046 acres





For further details contact:
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