

**CHURCH BROUGHTON METHODIST CHAPEL
CHURCH LANE, CHURCH BROUGHTON, DERBYSHIRE, DE65 5BB**



FOR SALE BY AUCTION

(Unless sold previously)

ON THURSDAY 28TH JULY 2022 ~ 7PM

AT

**Ashbourne Golf Club, Wyaston Road, Ashbourne,
DE6 1NB**

Vendors Solicitors:

Sintons LLP
The Cube
Barrack Road
Newcastle upon Tyne
NE4 6DB

Auctioneers:

Messrs Fidler Taylor & Co
11 Church Street
Ashbourne
Derbyshire
DE6 1AE
Tel: 01335 346246

DESCRIPTION

A detached, traditionally styled and constructed former chapel and associated school room built of mellow brick under pitched roofs and occupying an enviable location in the centre of the popular and sought after village of Church Broughton.

The original section of the property was constructed in 1828 as a Primitive Methodist Chapel with a later addition built 100 years afterwards as the school room. Providing approximately 950sq.ft or 88sq.m of internal floor space within the two main rooms which have high ceilings plus kitchen facility and outside wc the premises now provide considerable scope and potential for a variety of alternative usages subject to any necessary consents.

Considered likely to be of interest to a wide range of potential purchasers including speculators and developers as well as private individuals the premises should be viewed without delay.

ACCOMMODATION

A hardwood panelled, double opening entrance door with courtesy light over leads to

Entrance Porch with further double doors to

Main Church Room 27'2" x 18' [8.28m x 5.49m] with three attractive arched, small paned windows, electric wall heaters and wall light points.

Sliding, folding doors from the main church room lead to



Rear School Room 23' x 20' [7.01m x 6.1m] having further small paned glazed arched windows, timber boarded floor, electric wall heaters and double opening doors to side yard area. A further door leads off to

Side Kitchen 14'6" x 7' [4.42m x 2.13m] with single drainer stainless steel sink unit with electrical hot water supply. Electric cooker point. Door to the exterior.

OUTSIDE

The property fronts onto Chapel Lane with double opening wrought iron gates providing access to the small side yard area with the double doors to the school room. There are further wrought iron railings to each side of the main entrance door with adjacent wrought iron pedestrian gate from which a pedestrian access leads to the rear outside wc.

SERVICES

It is understood that mains water, electricity and drainage are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

CONDITIONS OF SALE

The conditions of sale will be available for inspection by interested at the offices of the auctioneers and the vendors solicitors at least 7 days prior to the sale. They will also be available for inspection in the saleroom on the evening of the sale but they will not be read out at the sale. All purchasers are deemed to purchase in full knowledge of the conditions of sale whether they have read them or not.

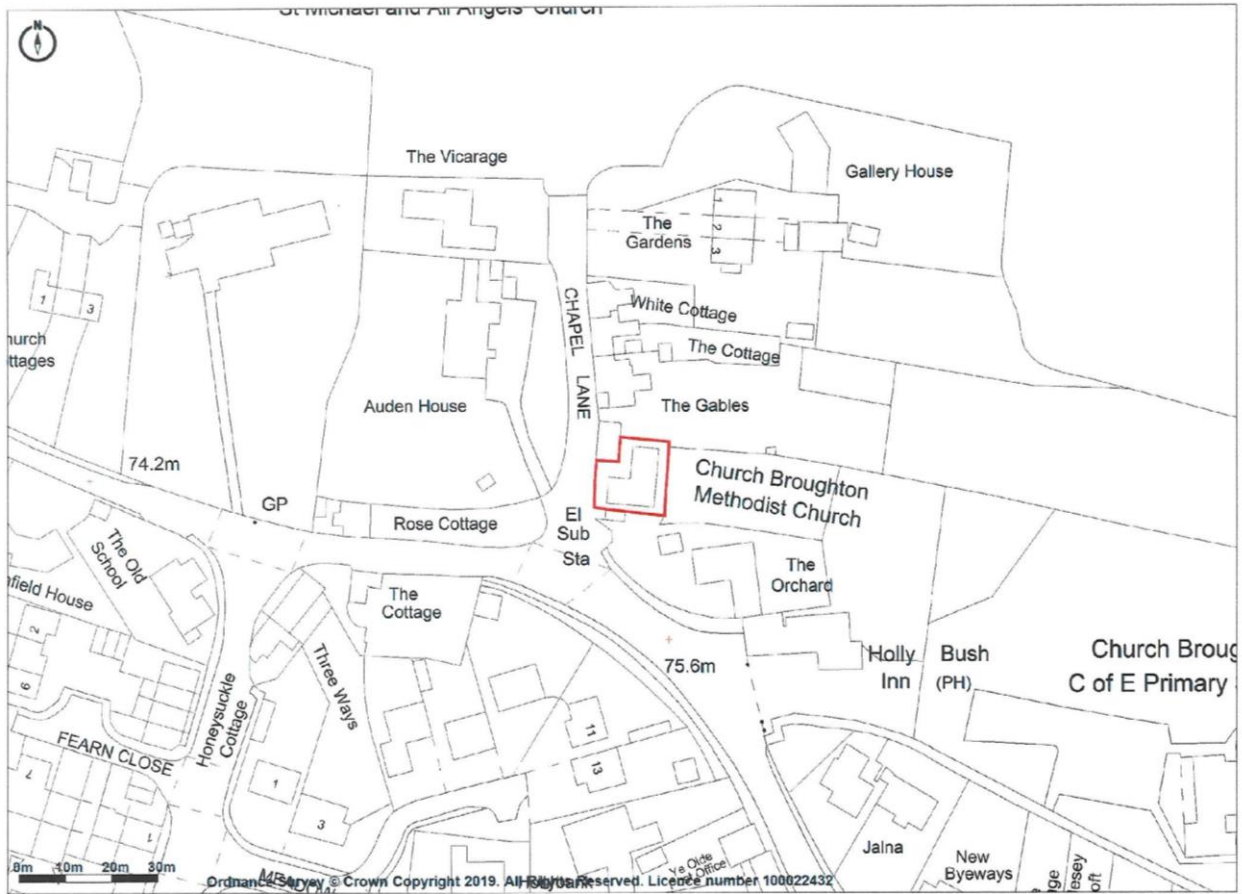
All properties are offered for sale subject to the RICS Common Auction Conditions for Real Estate Auctions 4th Edition, copies of which are available for inspection at the auctioneer's office and will be available on the day of sale at the sale venue.

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.



Ref: FTA2499



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LANDMARK INFORMATION

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www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.
The particulars form no part of a contract or lease