



Milford Holy Trinity Church, Hopping Hill, Milford, Belper, Derbyshire, DE56 0RJ

BEST AND FINAL OFFERS to be received at our offices, by 12noon on Friday 1st July 2022.

A rare opportunity to acquire a former Place of Worship, situated within the popular Village of Milford.

The built accommodation extends to circa. 3,844 sq. ft./357.1 sqm. On a site of 0.36 acres/0.146 hectares, or thereabouts.

Grade II Listed, and within a World Heritage Site and Conservation Area.

Guide Price – Offers in Excess of £220,000

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LOCATION

The property is situated on the southern tip of Hopping Hill, in an elevated position, immediately adjacent to the A6, within the Village of Milford, Derbyshire. Milford is a popular residential location, situated midway between the settlements of Belper to the north, and Duffield to the south, and falls within the Derwent Valley Mills World Heritage Site. The City of Derby is approximately seven-miles to the south.

DESCRIPTION

The property comprises a detached Church, designed by William Bonython Moffatt, and constructed in or around the 1840's, and was consecrated by the Bishop of Lichfield on 26th April 1848. The Church was extended in 1909 to the south-east forming the Vestry and church room.



The building is of Derbyshire sandstone, and has pitched roofs with Staffordshire blue-clay tiles and Welsh slate. The Church has a feature stone Bell Tower to the north-west gable, and stone dressings to the windows with leaded and stained-glass infills. A particular feature is the headstone to the entrance within the Nave at the top of the columns, at its junction with the trusses.

ACCOMMODATION

The principal access to the property is via a stone entrance/storm porch to the front, leading through to a lobby and the Nave. The Nave is open-plan to eaves, with a height of approximately 8m with exposed scissor trusses, under-boarded with timber and is dark stained. The Nave has a part quarry-tied floor, and is pitched part-timber raised with fixed pews. Adjacent to the Nave is the north aisle, which is of similar specification, under a monopitch dark-stained timber-clad roof. To the south of the Nave is the Chancellor and Sanctuary, which is slightly raised from the Nave and has feature stained-glass windows to the southern gable, together with leaded-light windows to the west elevation.

From the north aisle is access to a side room, which is partitioned by the store and corridor links, with two WC's, and church room. The church room is open-plan to the apex, with timber cladding to the lower walls, and painted plasterwork above, with exposed roof under-boarded with timber. There is access through to a covered storage area and a basic kitchen, which is to the north, and under a monopitch roof.



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Externally, the grounds are mainly grassed, with a landscaped strip and railings to the retaining wall adjacent to the A6.

FLOOR AREAS

The accommodation in total, extends to circa. 3,844 sq. ft./357.1 sqm. The site area is believed to be 0.36 acres/0.146 hectares, or thereabouts.

SERVICES

It is understood that mains gas, electricity, water, and drainage are connected to the property. No tests have been undertaken, and no warranties are given or implied.

PLANNING

The Church and the railings to the boundary wall are Grade II Listed. The site falls with both Milford Conservation Area, and the Derwent Valley Mills World Heritage Site.

The former use of the property is a Place of Worship, and neither the agents nor vendors have made any enquiries with the local authority over alternative uses. We would strongly recommend that interested parties make their own enquiries with the local Planning and Conservation Officer at Amber Valley Borough Council.

ENERGY PERFORANC CERTIFICATE (EPC)

A Place of Worship is exempt from EPC requirements.

COVENANTS AND RESTRICTIONS

The sale will be subject to a number of covenants and restrictions. A full list detailing the same is available upon request from the agents.

TENURE

The site is held Freehold, under Title Number DY544976. A copy of the Title Plan is appended.

GUIDE PRICE

Offers are invited in excess of £220,000 (two hundred and twenty thousand pounds), for the Freehold interest.

VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

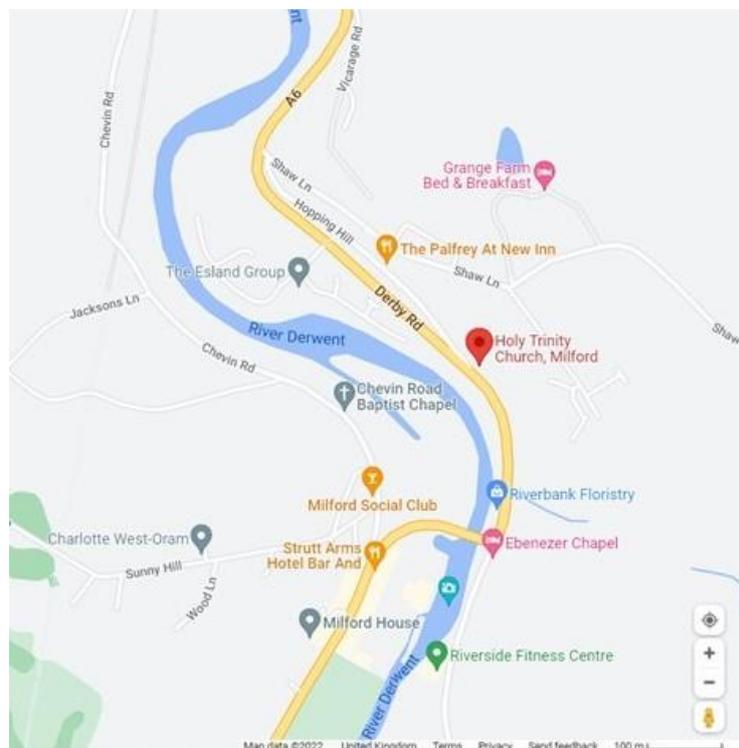
Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

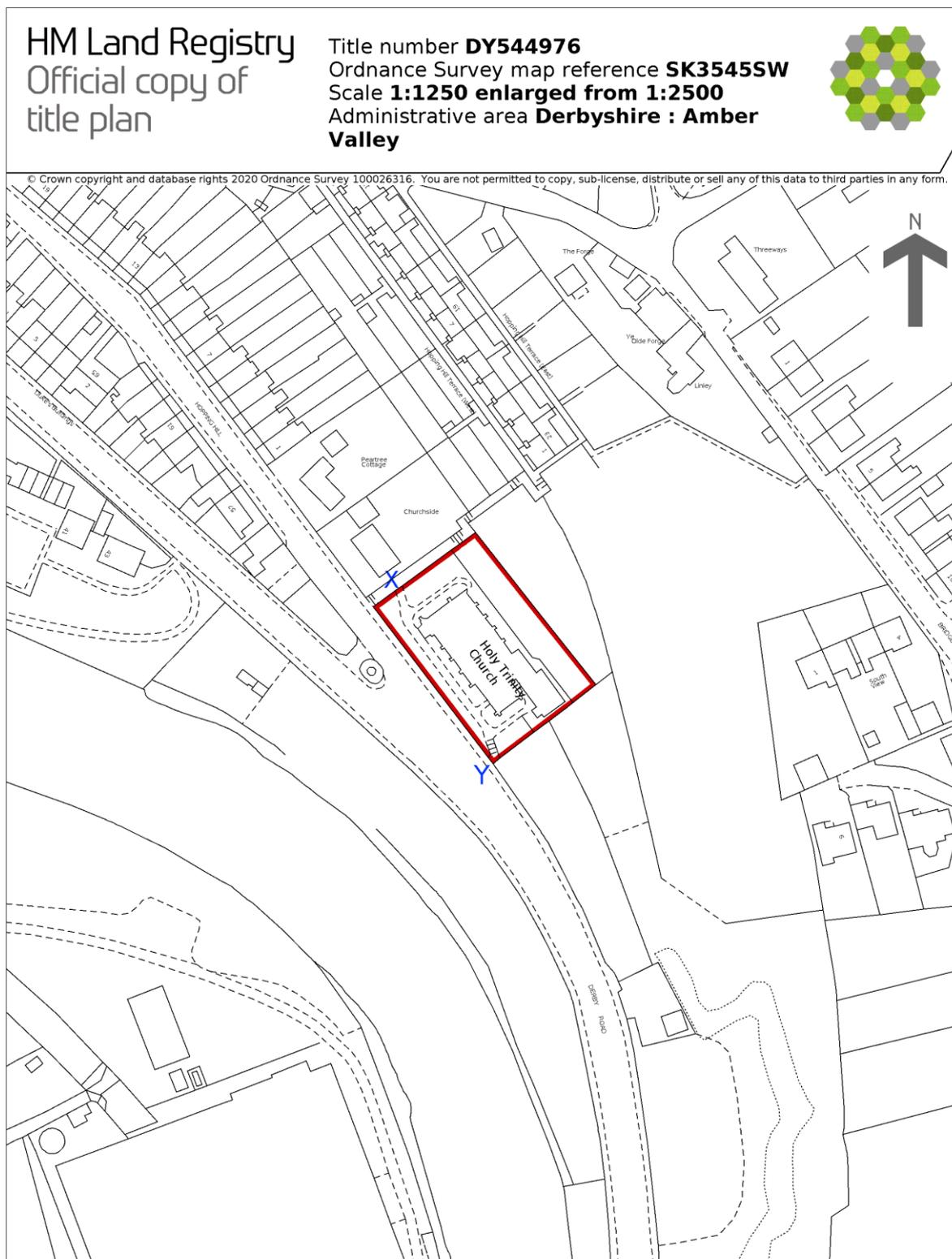
OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT



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