



## Former Methodist Church, Duffield Road, Allestree, Derby, DE22 2DG

A prominent, former Methodist Chapel, with ancillary space, extending in total to 2,196 sq. ft./204 sqm.

Suitable for a variety of uses, subject to obtaining the necessary planning consents.

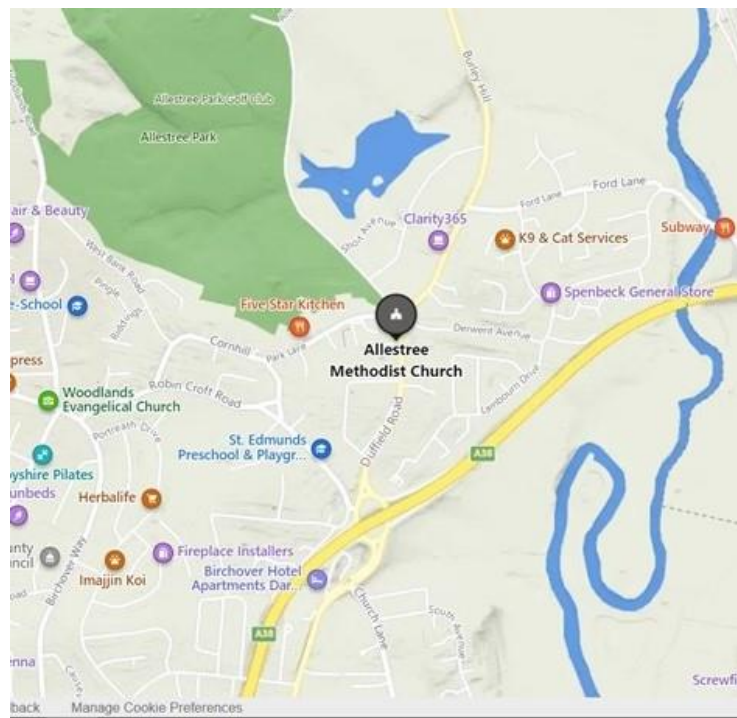
To be sold by way of public auction, unless sold prior.

**GUIDE PRICE - £155,000 (plus fees)**  
(one hundred and fifty-five thousand pounds)

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## LOCATION

The property is situated in a prominent position adjacent to the A6 Duffield Road, within Allestree. The immediate surrounding area would be considered mixed residential properties to the north and western boundaries, and retail to the south. Also within close proximity is a Little Waitrose store and petrol filling station, Park Lane Doctors Surgery, and two dental practices.



## DESCRIPTION

The property comprises a Methodist Church, together with adjoining Schoolroom and ancillary space. The Church is believed to have been built in or around 1985, and was extended in 1908. The building is single-storey, of traditional brick construction with stone dressings to the windows and archways to the doors. The principal roof is pitched and slate-clad, with sections under a part-monopitch slate tile-clad roof. The Chapel has parquet flooring, a slightly raised seating area with fixed pews, timber-clad underlined roof with a height of 6.8m to the apex and 4m to the eaves.

The roof has exposed arched trusses with metal strengthening bars, fluorescent strip lighting, and spotlighting, together with leaded-glazed and stained-glass windows to both side elevations, and a feature, round stained-glass window to the front. To the rear of the Chapel is a Schoolroom, which has the benefit of side, ramped access. This in turn leads through to a kitchen to the rear, and off the Schoolroom is a hall/meeting room with hardwood concertina-style partition. Further areas include; ladies/accessible WC, gents WC, and Vestry. Externally, the property is set behind low brick walling, with front yard area.



## FLOOR AREAS

Chapel	1,059 sq. ft.	98.41 sqm.
Schoolroom	454 sq. ft.	42.13 sqm.
Meeting Room	215 sq. ft.	20 sqm.
Vestry	215 sq. ft.	20 sqm.
Together with kitchen, WC, and ancillary, the total gross internal area (GIA) is 2,196 sq. ft./204 sqm.		

## PLANNING

The property has existing planning for a Place of Worship, which falls within Use Class F1, as defined by the Town and Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

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Subject to obtaining the necessary planning consents, the site could be used for a variety of uses. We would recommend that all interested parties make their own enquiries with the local planning authority.



## VIEWINGS

Strictly by prior appointment with the sole agents: -  
Gadsby Nichols

Tel: 01332 290390

Email: [andrewnichols@gadsbynichols.co.uk](mailto:andrewnichols@gadsbynichols.co.uk)

## SDL Auctions

Tel: 0115 958 8702

Email: [enquiries@sdlauctions.co.uk](mailto:enquiries@sdlauctions.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

## TENURE

Freehold, with vacant possession being provided upon completion.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

It is our understanding that an EPC is not required.

## METHOD OF DISPOSAL

The property is to be sold by way of public auction, through SDL on Thursday 28<sup>th</sup> July 2022. The guide price is £155,000 (one hundred and fifty-five thousand pounds), plus fees.



