



## Former Wesleyan Sunday School and adjacent Hall forming part of Christ Church - Methodist Church, Derby Road, Long Eaton, NG10 4NE

BEST AND FINAL OFFERS to be received at our offices by 12 (noon) on FRIDAY 1<sup>st</sup> AUGUST 2025.

A valuable redevelopment opportunity within a former school, adjacent and to the rear of Christ Church Methodist Church.

Planned over two floors, with small basement, providing a total GIA of 5,742 sq. ft./542.72 sqm. or thereabouts.

Offering the potential for up to eleven, one-bedroomed flats, subject to securing the necessary planning consents.

Available freehold, with vacant possession.

## Offers in Excess of £285,000



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## PURCHASERS WORKS

In addition to the purchase price, the following works will need to be undertaken by the purchaser: -

- i) Block the corridor wall between the two buildings, and provide a plaster finish to the Church side;
- ii) Block up and doorway into the existing boiler room;
- iii) Form a new opening with door, frame and ironmongery from the boiler room into the former Church parlour.

## VIEWINGS

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

Tel: 01332 290390

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

REF: GNC2027/jan

## 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





**Property Misdescriptions Act 1991 and Misrepresentation Clause:** Gadsby Nichols give notice to anyone who may read these particulars as follows:- 1. These particulars are prepared for the guidance only of prospective purchasers/lessees. 2. The information contained or referred to herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement, representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. 4. Photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. The property may have changed since the photographs were taken, and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumption should be made in respect of parts of the property that are not shown in the photographs. 5. In this Particulars, measurements and dimensions referred to herein are approximate and given for guidance purposes only. 6. Where there is reference to particular parts of the property, alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement of any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or lessee. 7. Plans are based upon the Ordnance Survey map with the sanction of the Control of Stationary Office Crown Copyright. 8. Any information provided on tenure, vacancies or tenancies is provided in good faith and any prospective purchaser/lessee should have this information verified by their professional advisors prior to purchase. 9. The property is offered subject to contract, and subject to it still being available at the time of enquiry. 10. All prices and rents quoted and negotiated are exclusive of Value Added Tax which may be applicable in any particular transaction. Gadsby Nichols cannot take responsibility for any loss or expenses incurred during the viewing process and would recommend that any party considering entering into a property transaction should seek professional advice from a suitably qualified professional at the earliest opportunity.