

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## **Rare opportunity to acquire a modern church building** **St Patricks Church Hall, New Street, New Whittington,** **Chesterfield, S43 2AL**

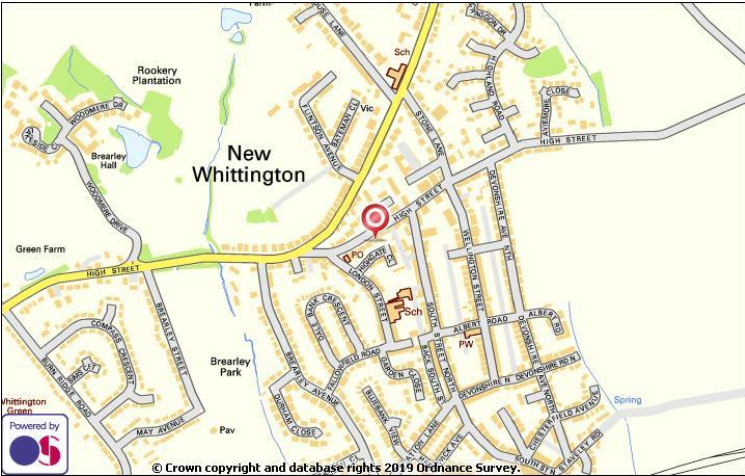
- Freehold
- Excellent location
- Suitable for a number of uses (subject to planning)

**FOR SALE**

**LOCATION**

The subject property occupies a prominent position on New Street, New Whittington, which lies three miles from Chesterfield Town Centre and is within easy reach of Sheffield which lies approximately seven miles away.

Nearby properties are predominantly residential and small retail units.



**DESCRIPTION**

The property is single storey brick built with partial pitched and flat roof, within ample grounds used as a car park.

At present the property is used as a church and community building and would be suitable for a number of uses subject to planning.

**ACCOMMODATION**

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor: two main halls, large kitchen/ dining area, male and female WC's	370	3,990

Please note the measurements have been taken from the Valuation Office Agency website.

**SERVICES**

Gas, electricity, water and mains drainage are connected.

**BUSINESS RATES**

The premises are used for Church purposes so do not have an assessment. For further information please visit [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

**ASKING PRICE**

The property is available Freehold at £275,000.

**ENERGY PERFORMANCE CERTIFICATE**

**Energy Performance Certificate**  
Non-Domestic Building

HM Government

St. Patricks Church Hall  
High Street  
New Whittington  
CHESTERFIELD  
S43 2AL

Certificate Reference Number:  
0240-2928-0338-5440-7090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+ Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

78 This is how energy efficient the building is.

Technical Information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	
Total useful floor area (m <sup>2</sup> ): 354	26 If newly built
Assessment Level: 3	75 If typical of the existing stock
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year): 56.79	
Primary energy use (kWh/m <sup>2</sup> per year): 328.77	

**MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

**VAT & COSTS**

Both sides will be responsible for their own legal costs.

**VIEWING ARRANGEMENTS**

For further information or to arrange a viewing please contact the joint agents – Mark Jenkinson and son

Surveyor acting: Mohammed Mahroof BSc.(Hons) MRICS  
Tel: 0114 276 0151  
Email: [mahroof@markjenkinson.co.uk](mailto:mahroof@markjenkinson.co.uk)

**Disclaimer – August 2019**

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

**SHEFFIELD 0114 276 0151**

8 Norfolk Row, Sheffield S1 2PA

[www.markjenkinson.co.uk](http://www.markjenkinson.co.uk)

**CHESTERFIELD 01246 267 565**

Dunston Innovation Centre, Chesterfield S41 8NG



the mark of property professionalism worldwide