

FOR SALE

**KINGSWOOD METHODIST CHURCH AND COMMUNITY CENTRE
LAMBOURNE DRIVE
WOLLATON
NOTTINGHAM**



**EXISTING PLACE OF WORSHIP AND COMMUNITY CENTRE
NIA: 8,096 SQ FT (752.1 SQ M)**

**WELL MAINTAINED CHURCH BUILDING WITH ANCILLARY
ACCOMMODATION
SITE AREA OF 0.422 ACRES (0.171 HECTARES)
ON SITE CAR PARKING FOR 12 VEHICLES
POTENTIALLY SUITABLE FOR ALTERNATIVE USES (SUBJECT TO
PLANNING)**

SAT NAV: NG8 1GR

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**



LOCATION

The premises are located on the eastern side of Lambourne Drive, approximately 2.5 miles west of Nottingham City Centre. The premises occupy a highly visible and prominent corner position on the junction of Lambourne Drive and Elvaston Road.

The site is located close to the Wollaton Pub & Kitchen and the Co-op Food (Wollaton, Lambourne Drive) with the immediate surrounding area being predominantly residential.

DESCRIPTION

The property comprises an existing Place of Worship and Community Centre which includes a café, kitchen, rooms available for hire, storage and an area licensed by Wollaton Park Preschool.

The original place of worship is concrete framed with a combination of stone and glazed elevations beneath a pitched and tiled roof. The extension is of brick construction beneath a part flat roof and part pitched and tiled roof.

Internally the original place of worship has wood flooring, painted and plastered walls, hung LED lighting and a floor to ceiling height of 4.5m. The extension has carpeted/vinyl floors, painted and plastered walls, LED lighting, UPVC double glazing with male, female and disabled wc facilities adjacent to the entrance / café.

Externally there is marked car parking for 12 vehicles. There is an external play area attached to the preschool and a small, enclosed yard located to the rear of the church hall accessed off Elvaston Road.

TENURE

The freehold interest in the subject premises is to be sold.

ACCOMMODATION

Description	sq ft	sq m
Church Hall	3,402	316
Community Hall	1,683	156.4
Entrance Hall / Café / Ancillary	3,011	279.7
Total		

Measurements are quoted on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice. All parties are advised to carry out their own measurements.

SITE

From measurements taken from Edozo Mapping Software it is considered that the property has a site area in the region of 0.422 acres (0.171 hectares).

PRICE

Offers are invited in the region of:

£700,000
(seven hundred thousand pounds)

PLANNING

It is understood that the property has an existing planning permission as a place of worship under Class F1 (learning and non-residential institutions). Alternative uses may be permitted, however, interested parties are advised to make their own enquiries of Nottingham City Council.

SERVICES

It is understood that mains gas, electricity and water are available and connected to the premises, none of which have been warranted nor tested.

BUSINESS RATES

Business rates are not applicable as the property is registered for public religious worship or church halls. We would advise all interested parties to make their own enquiries of the Valuation Office Agency in this regard.

ENERGY PERFORMANCE CERTIFICATE

As the building is used as a place of worship or for other religious activities, it is understood that the subject premises are exempt from EPC requirements.

VAT

We are advised that VAT will not be applicable on the sale of the property.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles@geohallam.co.uk
Tel: 0115 958 0301
Mob: 07702 516 860

June 2025

Geo

Hallam &
Sons

0115 958 0301
www.geohallam.co.uk

Property Particulars

Chartered Surveyors

24 Regent Street
Nottingham
NG1 5BQ

Tel : 0115 958 0301
Fax : 0115 950 3108

MISREPRESENTATION ACT: Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. **2)** All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. **3)** No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.