



FORMER ST LEONARDS CHURCH RAGNALL

A fine Grade II* listed former Church of character in delightful rural setting yet convenient for excellent road network/transport links.

Pre-application exploration undertaken and perhaps suitable for a variety of uses, subject to planning and all necessary statutory consents and approvals.

Gross internal area approximately 145 sqm (1,562 sqft).

Offers in the region of £100,000

Brown & Co
Retford
01777 709112
retford@brown-co.com

BROWN & CO

Property and Business Consultants

FORMER ST LEONARDS CHURCH, MAIN STREET, RAGNALL, NEWARK, NOTTINGHAMSHIRE, NG22 0UR

DESCRIPTION

The former Church of St Leonard is a Grade II* Listed Church of character which is offered for sale with the ability to provide direct vehicular access from Main street, off street parking and private amenity land, subject to all consents and approvals. Since closure the property has been maintained and enjoyed for private use of sporting and social activities by the owners who reside at the adjacent property, Chestnut Barn. The property might be suitable for alternate uses subject to all statutory consents and approvals and the seller is prepared to share the outcome of pre-application enquiries.

LOCATION

The property nestles within the modest hamlet of Ragnall lying on the south side of the A57. This means the property is connected to an excellent road network with the A1 lying to the west from which the wider motorway network is available. Both Retford and Newark have direct rail services into London Kings Cross (from Retford approx. 1hr 30 mins). Air travel is convenient via international airports of Doncaster Sheffield and Nottingham East Midlands. The cathedral city of Lincoln lies within comfortable driving distance over the River Trent. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leave the A1 at Markham Moor taking the A57 signposted Lincoln. After passing through Darlton take the next right into Ragnall sweeping down into the hamlet and the Former St Leonards Church will be on the right hand side.

TENURE AND POSSESSION

The property is understood to be Freehold and will be offered for sale with vacant possession.

TERMS

Offers are invited on a subject to contract but otherwise unconditional basis in the region of £100,000.

PLANNING

The Church may be suitable for a variety of uses subject to all statutory consents and approvals. The sellers are prepared to share the outcome of their pre-application enquiries with bona fide interested parties.

Prospective purchasers are expressly advised to discuss their proposals with key stakeholders, namely Bassetlaw District

Council Conservation Team and Historic England.

LOCAL PLANNING AUTHORITY

Bassetlaw District Council, Queens Buildings, Potter Street, Worksop, S80 2AH. Telephone 01909 533533.

FURTHER INFORMATION

In addition to the outcome of pre-application enquiries, the selling agents have a variety of other information available to bona fide interested parties covering such matters as Statement of Significance, summary of maintenance undertaken, details of prior marketing, community feedback etc.

VIEWINGS

Strictly by appointment only, please contact the selling agents.

CONTACT

To discuss any aspect of this sale, please contact Jeremy Baguley MRICS on 01777 712944 or via email jeremy.baguley@brown-co.com.

HOURS OF BUSINESS

Monday to Friday – 9.00am – 5.30pm

Saturday 9.00am – 1.00pm

These particulars were prepared in June 2020.

IMPORTANT NOTICES

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