

FOR SALE

FORMER CARMEL CHAPEL

Wolsey Lane
Fleckney
Leicestershire
LE8 8BR



- Attractive former chapel
- Gross Internal Floor Area approx. 92.2 sqm (993 sqft)
- Village centre location
- Planning consent for a change of use to a two-bedroom dwelling
- Considered suitable also for conversion to offices, subject to planning
- £189,950.



Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract. (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

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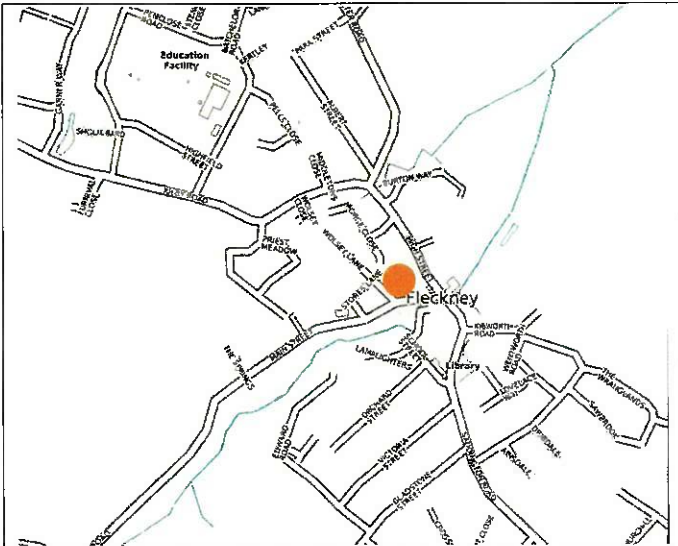
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Location

The property stands on the north-east side of Wolsey Lane close to its junction with Main Street and to the west of High Street. St Nicholas parish church stands about 80m to the west.

Fleckney itself is situated within 8 miles to the south-east of Leicester city centre and less than 7 miles to the north-west of Market Harborough. Foxton Locks are just over 3 miles to the south-east.

Location Plan



Description

The property comprises a detached former chapel constructed about 150 years ago of solid brick walls beneath a pitched and hipped slate covered roof. It is principally at ground floor level with a mezzanine towards the rear leading to a gallery around the perimeter supported on attractive cast iron columns.

To the rear is a single storey 1970s extension comprising toilets and a boiler room (**NB**. The planning consent for residential conversion includes the demolition of this extension, and the gross floor area quoted excludes this area).

The chapel organ remains *in situ*, although there is nothing to prevent its removal if required. In front of the pulpit is a hidden full immersion baptism font, which can be filled in if required.

The property has been re-roofed by the current owner, including the installation of a double-glazed opening roof light in a conservation style and in accordance with the planning consent.

Tenure

Freehold with vacant possession.

Price

£189,950.

Planning

Under Planning Reference 17/01021/FUL, planning permission has been granted for a change of use of the property to a residential dwelling. The Local Planning Officer has confirmed that the insertion of a roof light (being one of two) in the position shown on the approved plans is deemed to be commencement of development such that the consent remains extant.

In the alternative, and subject to planning, it is considered that the property lends itself well to a conversion to office use.

Services

We understand that the property is connected to all mains services, but please note that we have not tested any of these or the installations.

VAT

VAT will not be payable in respect of this transaction.

Legal Costs

Each party to bear its own costs.

Viewing

Strictly by arrangement with

Sturgis Snow and Astill LLP
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T 0116 2555999

Email: info@sturgis-snowandastill.co.uk

Subject to contract

Reference: DGS

Money Laundering

Sturgis Snow and Astill LLP is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation for the purposes of combatting money laundering and terrorist financing. The firm conducts due diligence on behalf of its clients at the beginning of the business relationship and risk assessment is monitored thereafter on an ongoing basis for all transactions. In order to do this, we will request identification and carry out an electronic check (which does not leave a footprint). Sturgis Snow and Astill LLP staff are trained in how to comply with the legislation and we may refuse to act if we have concerns.

Health and Safety

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

Property Misdescriptions Act

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor

do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following

All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.

