

FOR SALE – FREEHOLD

“Potential for alternative uses inc. Residential STP”

Detached former church premises in Prime North Norfolk Village



- Detached former extended chapel
- GIA 585 sq.ft. / 54.4 sq.m. – Ground Floor
- Sought after location close to Burnham Market & North Norfolk Coast
- **GUIDE PRICE: £150,000**

“Stanhoe Methodist Chapel”

Docking Road

Stanhoe

Norfolk PE31 8QQ

Folio: D/115ts





Location & Description

Stanhoe is a small quintessential Norfolk village located only 4 miles from sought after Burnham Market, 11 miles from Fakenham and 18 miles from King's Lynn. This location affords convenient access to the North Norfolk coast with amenities available in the neighbouring village of Docking and including the well known Duck pub & restaurant. The premises comprise a purpose built chapel dating from the late 1800's in solid masonry main walls with a pitched tiled roof, the main hall with vaulted ceiling and exposed beams. A modern kitchen and WC extension was added to the rear in cavity leaf brick under a concrete tiled roof. Windows are replacement UPVC sealed unit double glazing. The chapel is set back from the road with pedestrian pathway leading to the entrance doors and vestibule. There are grounds to the right hand side, all currently grassed, with a dropped kerb to the road affording vehicular access. NOTE: The premises may be suitable for a variety of other uses, including conversion to residential, subject to planning. The internal height is considered to offer potential for insertion of a mezzanine floor.

Entrance Vestibule 4' x 3' 5" (1.22m x 1.04m)

With UPVC doors into porch & UPVC doors into main hall.

Main Hall 23' 11" x 18' 1" (7.29m x 5.51m)

Triple aspect with UPVC double glazed windows, panelling with 1/3 height, vaulted ceiling with exposed cross beams and electric heaters.

Kitchen 8' 11" x 8' 1" (2.72m x 2.46m)

With fitted wall & base units, fitted worksurfaces, stainless steel sink with drainer, space for a freestanding electric cooker, tiled surrounds, UPVC double glazed window, electric fan heater and extractor.

WC 6' 10" x 4' 9" (2.08m x 1.45m)

With low level WC, pedestal hand basin, UPVC double glazed window, electric heater and extractor.

Viewing

Further details and arrangements for viewing may be obtained from **LANDLES**.

Negotiations

All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**. The Vendors are seeking unconditional cash offers.

Tenure Freehold

Services: Mains water & electricity are understood to be available. Independent drainage. These services and related appliances have not been tested.

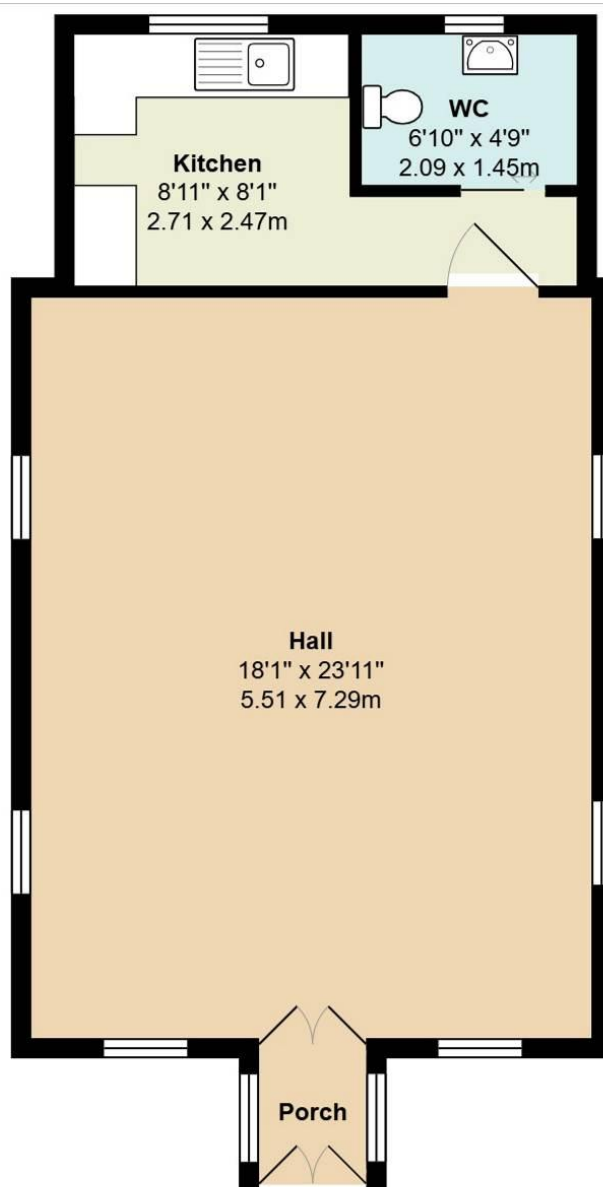
Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquires in respect of chain checking, to provide evidence of a lenders mortgage application in principle note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.





Stanhoe Methodist Chapel

Total Area Approx: 585 ft² ... 54.4 m²

Illustration for identification purposes only.

All measurements are approximate and not to scale

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IMPORTANT NOTES | LANDLES 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 and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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