

## General

TENURE Freehold with Vacant Possession on Completion - Title No is YEA61020 & 61018

See attached Plan

PLANNING All Intending Purchasers must satisfy himself as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council.

MANORIAL RIGHTS There is a Unilateral Notice in Respect of manorial rights to mine minerals.

See Land Registry Title

ENERGY PERFORMANCE CERTIFICATE As a development site this property does not require an EPC.

AGENTS NOTES On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.

SERVICES Mains Water, Gas, Electricity & Drainage are believed to be connected.

MISDESCRIPTIONS/MEASUREMENTS The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

WAYLEAVES/RIGHTS OF WAY/EASEMENTS The Land is Sold subject to and with the benefit of all existing rights of way, water, light, drainage, all other easements and wayleaves affecting the Land and whether mentioned in these Particulars or not

PLANS AND PARTICULARS The Plans have been prepared and the Acreage in the particulars are stated for the Convenience of the Purchasers and are based on the Ordnance Survey Map with the sanction of the Controller of HM Stationary Office. The Plans and Particulars are believed to be correct but their accuracy cannot be guaranteed and no Claims for Omissions can be admitted.

VIEWING- STRICTLY BY APPOINTMENT ONLY ADDITIONAL INFORMATION Frank Hill & Son for themselves and for the vendors of the property or articles out in these particulars, give notice that

- These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract
- All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
- None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.
- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
- The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property

## Overage

In the event of a Sale for existing uses & Not for ReDevelopment An Overage Clause would be negotiated.

# FOR SALE BY TENDER

# FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



## Keyingham Methodist Church and Cottage, Ings Ln, Keyingham, HU12

POA

- Chapel Hall & Bungalow (centre of Keyingham)
- Off road parking
- Not a listed property
- Ideal for development subject to planning

Frank Hill & Son are pleased to offer to the market -

The property as a whole:

Chapel - A rare opportunity to purchase a substantial former Methodist Chapel - with meeting hall and bungalow, located within the peaceful village of Keyingham. The building has brick walls beneath a slate covered roof and features the following accommodation: Entrance area/ Church Hall, Kitchen, Utility area, Two bathrooms, Chapel, Original Chapel, Annex room and boiler room. Cottage - This one bedroom cottage offers a lounge/diner, kitchen, a bedroom and a bathroom. The rear garden offers a paved route and is accessible via a side entrance. With natural light throughout, this bungalow is a wonderful opportunity for anyone looking for a comfortable and low-maintenance home in Keyingham.



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#### Chapel Description

Chapel - A rare opportunity to purchase a substantial former Methodist Chapel, located within the peaceful village of Keyingham. The building has brick walls beneath a slate covered roof and features the following accommodation: Entrance area/ Church Hall, Kitchen, Utility area, Two bathrooms, Chapel, Original Chapel, Annex room and boiler room. Chapel sits hard against its rear boundary, but has an area to the front left-hand side of the building. The property is connected to mains supplies of water and electricity. Drainage is to be into the main public sewer. There is an electrically pumped system which heats and circulates water through the system.

#### Chapel - Entrance Room/Church Hall

7.18m x 14.38m 4 Central heating radiators, suspended ceiling.

#### Chapel - Kitchen

3.62m x 5.37m Fitted units base and wall, double drainer fitted sink, wash hand basin, tiled flooring, 2 radiators, double glazing.

#### Chapel - Toilet 1

1.98m x 1.86m Toilet and wash hand basin, tiled floor.

#### Chapel - Toilet 2

1.86m x 1.53m Toilet and wash hand basin, tiled floor.

#### Chapel - Utility Area

2.45m x 3.50m Fitted kitchen units, 1 radiator, stainless steel sink.

#### Chapel - Side passage between hall and chapel

1.73m x 9.70m

#### Chapel - Chapel Room

16.30m x 9.70m 9 radiators, folding doors, raised podium, double glazing.

#### Chapel - Boiler Room

2.13m x 2.70m not connected.

#### Chapel - Hallway

1.963m x 7.63m Blue floor.

#### Chapel - Original Chapel

4.14m x 7.33m Red floor.

#### Chapel Cottage Description

Cottage - This one bedroom detached bungalow location in Keyingham offers a comfortable and light living space. The property includes parking to the side and a low maintenance rear garden, perfect for those who want to enjoy the outdoors without the hassle of upkeep. The interior of the bungalow has been thoughtfully designed with a lounge/diner, kitchen, a bedroom and a bathroom. The rear garden offers a paved route and is accessible via a side entrance. With natural light throughout, this bungalow is a wonderful opportunity for anyone looking for a comfortable and low-maintenance home in Keyingham.

#### Chapel Cottage - Living Room

4.17m x 4.78m Open plan, access to garden through porch, 2 windows, 1 radiator, open beams.

#### Chapel Cottage - Lounge Room

4.79m x 3.19m 1 window, 1 radiator, door to hallway.

#### Chapel Cottage - Kitchen

2.02m x 4.78m Open plan, small island, 2 sinks, base units, wash hand basin, lino flooring, combi boiler, plumbing for dishwasher and washing machine.

#### Chapel Cottage - Toilet

2.0m x 2.0m Sink and toilet, part tiled.

#### Chapel Cottage - Bedroom

2.51m x 3.13m Built in cupboards, laminate flooring, wash hand basin.

#### Chapel Cottage - Porch

1.26m x 1.34 UPVC door.





