

DAVID  
BURR



**Persephone, Meeting Green, Wickhambrook, Suffolk CB8 8XS**

A chance to acquire a charming Listed former United Reformed Chapel situated in a quiet village location within walking distance of amenities.

The property has a current classification for use F1 (f) – Public worship or religious instruction (or anything in connection with such use\*).

**Guide £450,000**

## Persephone, Meeting Green, Wickhambrook, Suffolk CB8 8XS

A charming Listed former United Reformed Church situated in a quiet village location within walking distance of amenities.

\*No planning permission is required to move to another F1 use classification, however planning is required to move from Class F to any other use class. F1 does not benefit from Permitted Development rights and therefore will require full planning permission.

Other use classifications within F1 Category include :-

- F1 (a) Provision of Education
- F1 (b) Display of works of art (otherwise than for sale/hire).
- F1 (c) Museums
- F1 (d) Public libraries or reading rooms
- F1 (e) Public Halls or Exhibition Rooms
- F1 (f) Public worship or religions
- F1 (g) Law Courts

The property is offered for sale only for uses defined under Class F, or for an alternative social, community or leisure use, as defined under West Suffolk Council's Local Plan policies (where planning

consent would be required). **The property is not offered for sale for conversion to residential use.**

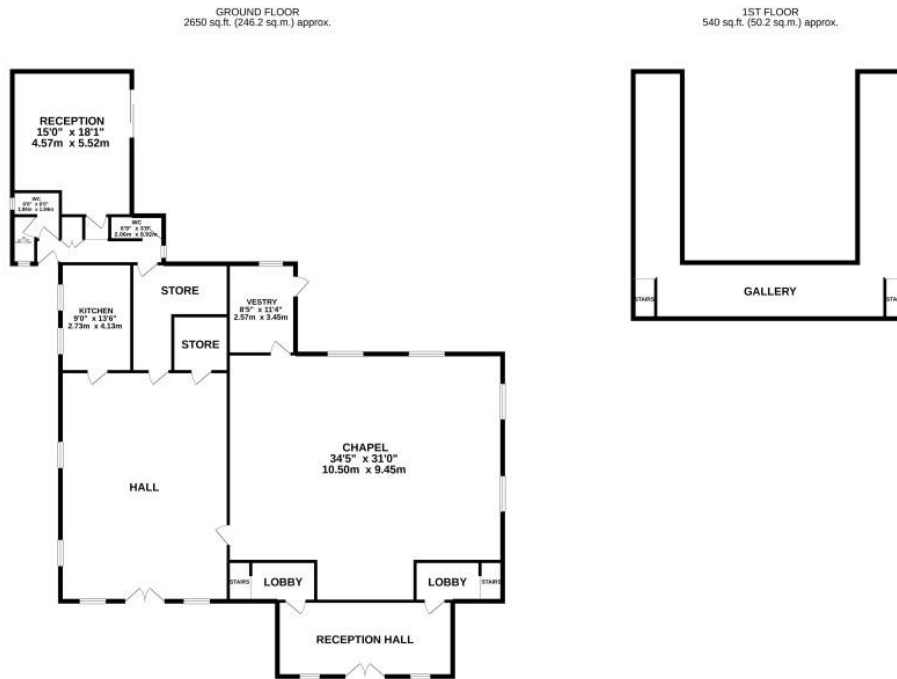
Tenure : Freehold

Sale: Private treaty, all investigations are to be carried out prior to submitting an offer on the property. No offers will be entertained on a 'subject to planning' basis.

Services:

Oil fired heating.  
Main drains.  
Main electricity.  
None of the services have been tested by the agent.

West Suffolk District Council.



TOTAL FLOOR AREA : 3190 sq.ft. (296.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing strictly by appointment with David Burr.

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Woolpit (01359) 245245  
Bury St Edmunds (01284) 725525  
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