

## FOR SALE - FREEHOLD

### Detached former church premises with extensions South Wootton – Chapel Terrace



- Detached former chapel
- GIA c.1,205sq.ft / 111 sq.m
- Off Street Parking to the Front
- **GUIDE PRICE: £195,000**

Chapel Terrace  
South Wootton  
King's Lynn  
PE30 3DB

Folio: C/513ts





## Chapel Terrace, South Wootton, King's Lynn, Norfolk, PE30 3DB

### Location & Brief Description

Located on the Western edge of South Wootton and fronting onto Edward Benefer Way (main feeder road into King's Lynn), these premises are accessed via Peppers Green / Chapel Terrace. The property benefits from a brick weave frontage providing of street parking and garage space at the rear. The premises also benefits from central heating, Kitchen and a separate Prep/Store space.

### Accommodation

**Main Hall** 47' 3" x 17' 7" (14.4m x 5.36m)

(Currently split by sliding partition)

Triple aspect with large double glazed windows, feature stain glass windows to the front, front entrance, side entrance with double UPVC external doors and radiators.

**Prep Room** 10' 7" x 9' 6" (3.23m x 2.9m)

Fitted wall & base units, worktops, stainless steel sink with drainer, tiled surrounds and gas fired boiler.

**Gents WC**

**Ladies WC**

**Side Entrance** 6' 11" x 5' 5" (2.11m x 1.65m)

With UPVC external door.

**Kitchen** 10' 8" x 9' 8" (3.25m x 2.95m)

With fitted wall & base units, worktops, stainless steel sink with drainer, separate stainless steel sink, point & space for a cooker with extractor above and tiled surrounds.

**Disabled WC**

### Overage Clause

An overage clause will be applied to a sale contract in precis as follows: 50% of the uplift in value will be payable to the Vendor or their successors in the event of planning permission being obtained for change of use.

**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**.

**Tenure** Freehold

*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.

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