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Rosenannon Methodist Church Rosenannon, PL30 5JP

Former Methodist Chapel with granted planning permission
for conversion to a residential dwelling

Wadebridge 5.5 miles Bodmin 13.1 miles North Cornish Coast 10.6 miles

• *Auction • 2nd December 2015 • Main Hall • Courtyard Garden • Central Village
Location •

For auction Guide Price £75,000 to £100,000

Cornwall | Devon | Somerset | Dorset | London

METHOD OF SALE

The property will be offered for sale by Public Auction on Wednesday 2nd December 2015 at 6pm at Wadebridge Town Hall.

SITUATION

The property is located in the centre of the village of Rosenannon. The village itself sits 5.5 miles from the estuary town of Wadebridge. This pretty former market town sits astride the River Camel offering a variety of shops together with primary schools, secondary and Sixth Form education, cinema, numerous sports and social clubs, and access to the popular Camel cycle trail. Mainline railway services can be accessed at Bodmin Parkway connecting with London Paddington via Plymouth whilst Newquay airport which provides a number of scheduled flights to both domestic and international destinations. Access to the A30 can be

gained at Bodmin linking the cathedral cities of Truro and Exeter. At Exeter there is a superb range of shopping facilities, mainline railway station serving London Paddington and the Midlands, access to the M5 motorway network.

DESCRIPTION

The property is offered for sale by Public Auction on Wednesday 2nd December 2015 with the benefit of granted planning permission for the conversion to a residential dwelling. Planning details can be accessed on the Cornwall Council Planning Portal, application number: PA15/05854. Currently the property is arranged over a single room with six lancet windows and vaulted ceiling with the benefit of a courtyard area at the front of the property.

DIRECTIONS

From the centre of Wadebridge, head along The Platt crossing straight over at the



roundabout passing the cinema on the right hand side and proceed along Trevanion Road. Continue along this road passing the turnings for Hustings and St Wenn. Rosenannon is signposted at this point. Continue along this road and upon entering the village the property is located on the right hand side, identified by a Stags for sale board.

VIEWING

Strictly by prior appointment with the vendors appointed sole agents, Stags. Block viewings have been arranged for Thursday afternoon and Saturday morning. Please contact Stags to confirm the viewings are taking place and your intention to attend.

AGENTS NOTE

All parties inspecting the Chapel do so at their own risk and no responsibility can be taken by the agents or vendors whilst inspecting the property.

SERVICES

Please note that it is up to the purchaser to satisfy themselves as to the availability of services and connection costs thereof.

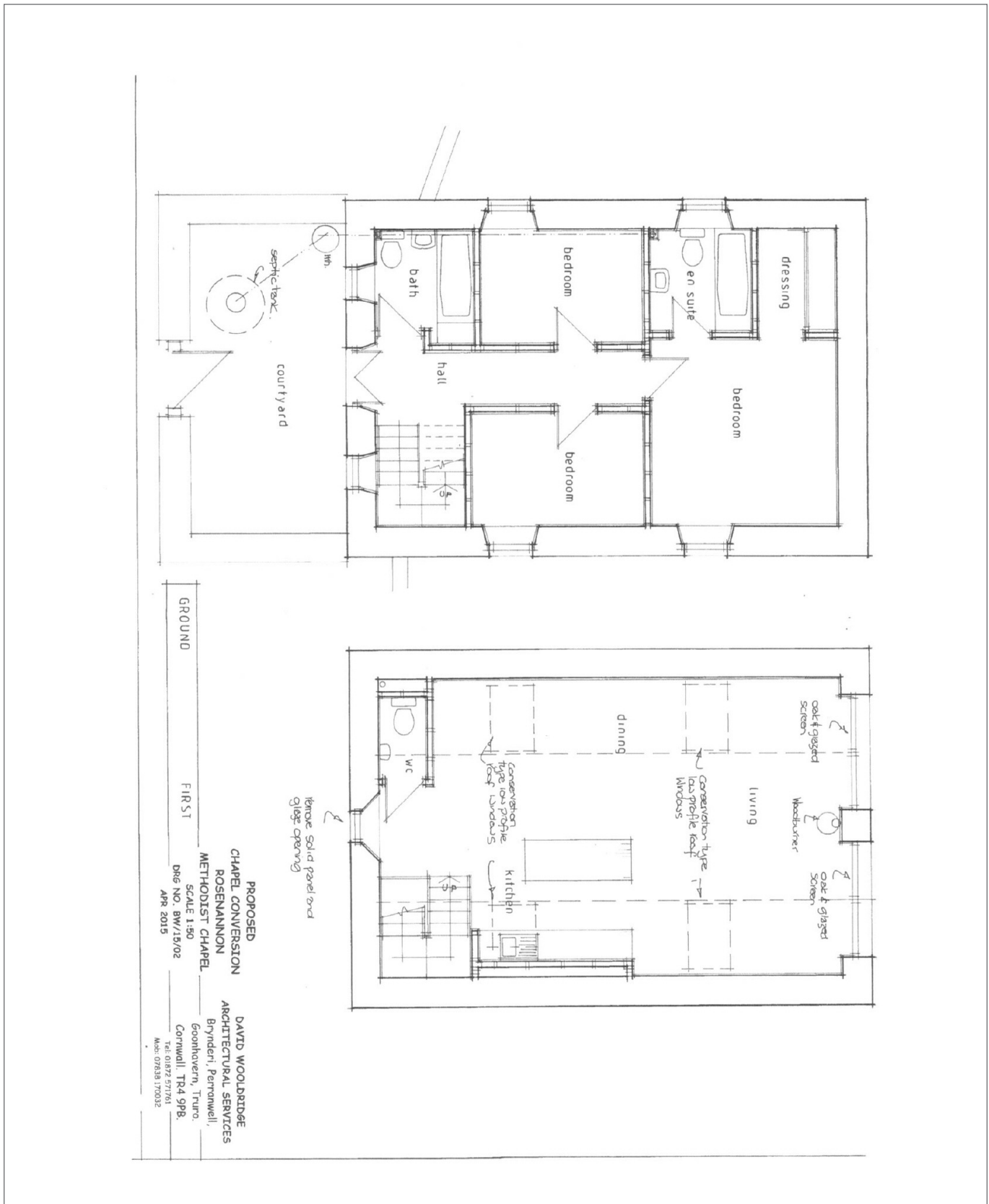
VENDORS SOLICITORS

Messrs John Whiting & Co, 27 Westgate Street, Launceston, Cornwall, PL15 7AD. Telephone number: 01566 777677. For the Attention of Mr Arnold Harding. Auction packs are available on request from the solicitors or to view at the agents, Stags Wadebridge.

* DEFINITION OF GUIDE AND

- Guide price(s) are an indication of the sellers expectation.
- Reserve price(s) are a figure below which the auctioneer cannot sell the Lot at Auction. We expect the Reserve will be set within the Guide range.
- Guide price(s) may be changed at any time prior to the Auction.





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