

Richardson

The Methodist Chapel
Main Street
Barnack PE9 3DN

Guide Price £215,000



- Rare development opportunity
- Former Methodist Chapel
- Stone built with majority blue slate roof
- Attractive features stained glass windows and doors
- Full planning permission for conversion
- Best and Final Offers by Noon Tuesday 14th February 2017



Sheep Market House, Stamford, PE9 2RB

www.richardsonsurveyors.co.uk

01780 762433

LOCATION

Barnack is a highly regarded village approximately 3 miles to the south east of the attractive Georgian town of Stamford. The village itself offers a wide range of facilities including a public house, Barnack Country Store, Church, Primary School, cricket and bowls club. Peterborough is approximately 10 miles and offers an extensive range of shopping facilities as well as the main line inter-city link to London Kings Cross, approx. 50 mins.

DESCRIPTION

Situated within the conservation area of this popular village the former Methodist Chapel offers a rare opportunity to develop the property into an individual detached home with some lovely stained glass windows and features. The planning permission which has been obtained by Harris McCormick Architects, gives the chapel a new lease of life by being converted to provide an individual home with the accommodation comprising entrance porch, entrance hall, with utility and cloakroom off, open plan living/dining kitchen area as well as a further formal drawing room to the rear. To the first floor there is a family bathroom, three double bedrooms with a master bedroom/en-suite. The drawings have retained the features of the Chapel with high vaulted ceilings as well as the introduction of conservation roof lights.

METHOD OF SALE

The property is to be marketed at a Guide Price of £215,000 with Best and Final Offers invited, in writing, to be submitted to Richardson's office at Sheep Market House, Sheep Market, Stamford PE9 2RB by 12 noon on Tuesday 14th February 2017. The Best and Final Offer instruction letter is attached to these details or are available by request.

Your attention is drawn to the notes in relation to the Consumer Protection for Unfair Trading Regulations 2008 contained within the Best and Final Offer letter.

PLANNING PERMISSION

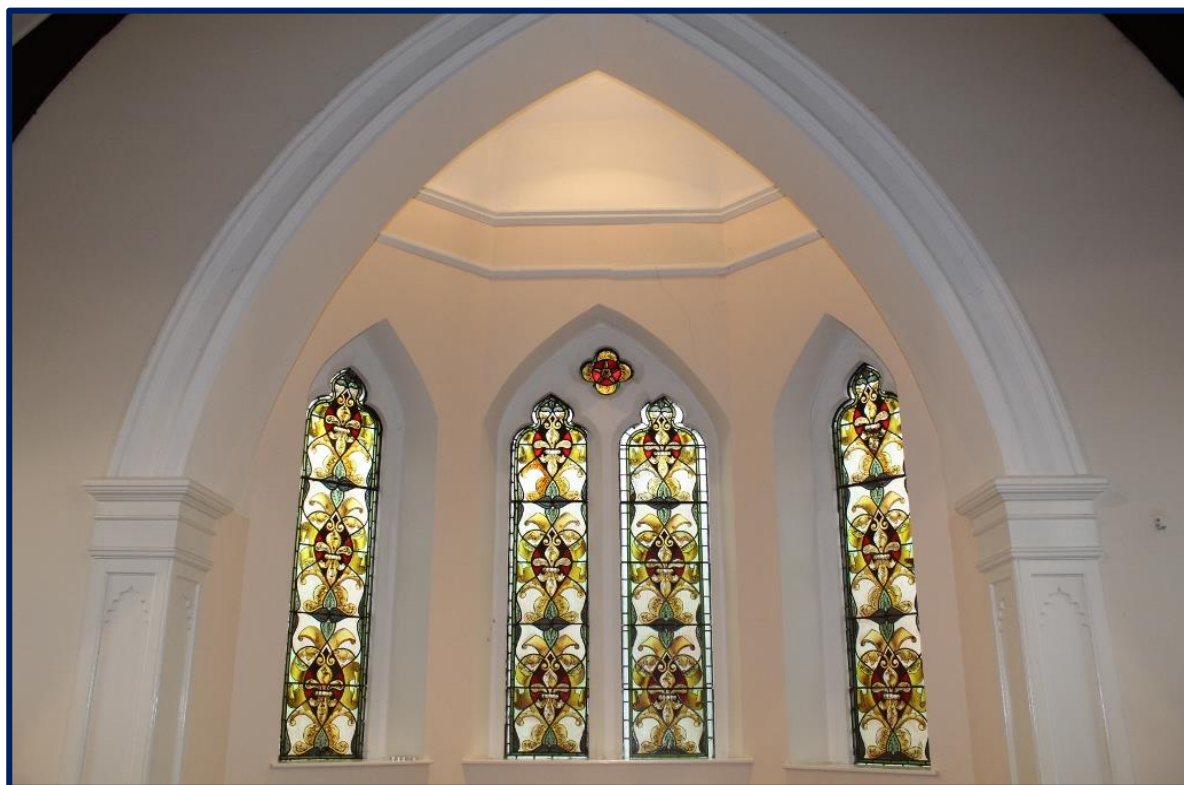
The Peterborough City Council gave full planning for change of use of a The Chapel into a dwelling on 23rd December 2016, subject to conditions under reference no. 16/02067/FUL. Copies of the planning permission and drawings can be downloaded from the Peterborough City Council planning portal and copies of this is also held in the agents office.

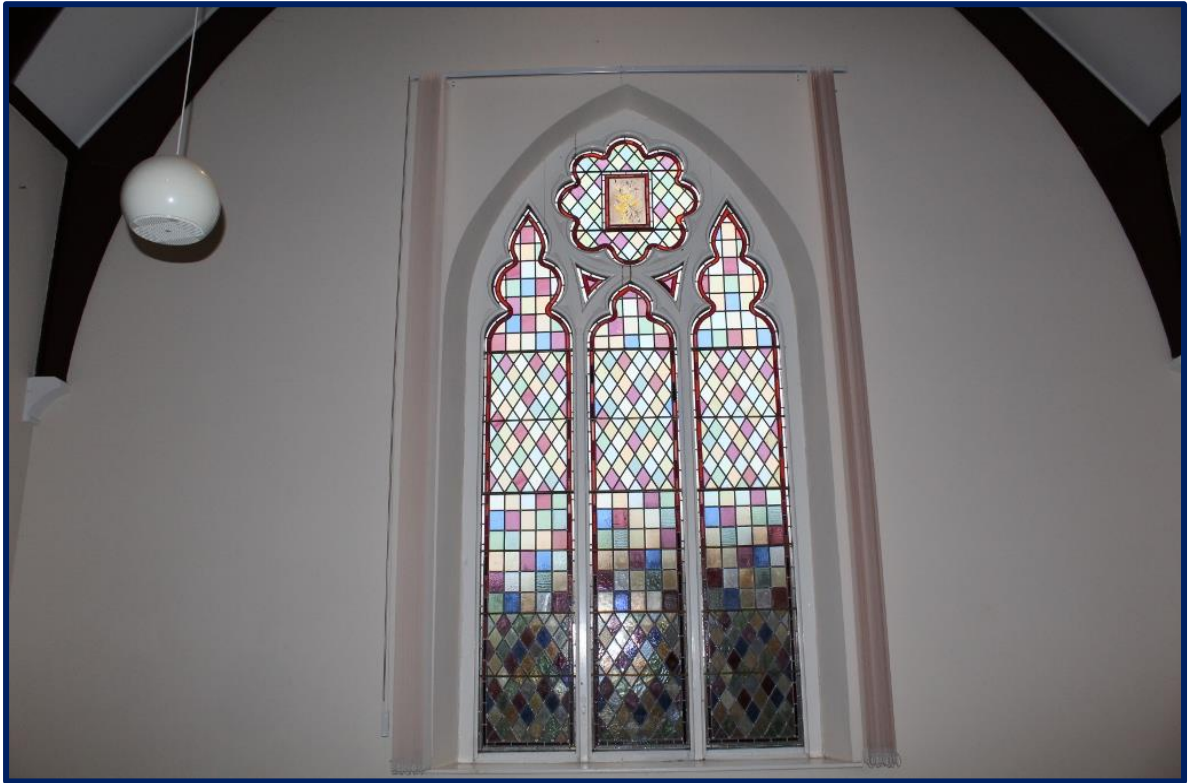
SERVICES

We understand that the Chapel has mains electricity, gas and drainage.

VIEWING

Strictly by appointment through Richardson, 01780 762433.







CHARTERED SURVEYORS

Sheep Market
Stamford
PE9 2RB

T: 01780 762433
F: 01780 481451
DX: 26025 STAMFORD

Our Ref: AKL/LW

Dear Sir/Madam

THE METHODIST CHAPEL, MAIN STREET, BARNACK, PE9 3DN

You are invited to submit a Best and Final offer to be received at this office by 12 noon Tuesday 14th February 2017.

Any offer must be on the following basis:

1. A written offer in a sealed envelope marked on the outside "Confidential - **THE METHODIST CHAPEL, MAIN STREET, BARNACK, PE9 3DN**
2. Please provide written confirmation with your offer that either cash is in place or a loan or mortgage has been formally approved to fund the proposed purchase. **Please will you obtain written confirmation of this from your bank, building society or other financial institution.**
3. Your offer should be for a fixed sum, no escalating bids that relate to other offers will be accepted. Offers should ideally be for an uneven amount to avoid duplication. **Even if you have already submitted an offer please resubmit that offer or submit a new offer.**
4. All offers must be made subject to contract only. Offers subject to survey, planning, or the sale of your house or other property are less likely to be accepted.
5. Please state the full name and address of the purchaser and provide the full name, address and telephone number of your solicitor.
6. The Vendors are not bound to accept the highest or any offer.
7. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation when an offer is accepted. We would ask for your co-operation in order that there will be no delay in agreeing a sale.
8. Exchange of contracts to take place within 4 weeks upon receipt of contract documentation. The Managing Trustees reserve the right to remarket the property if exchange has not taken place within these 4 weeks.
9. Under the Consumer Protection from Unfair Trading Regulations 2008 we are obliged to inform potential buyers that the Chapel underwent major refurbishment during 1991 to 1994 and this included some underpinning. Completion Certificates for the works were issued by Peterborough City Council in March 1993 and October 1994. Copies are available from our office.

We will meet with our clients shortly after the closing deadline to consider the offers and will notify applicants as soon we have taken instructions.

We look forward to receiving your offer but in the meantime if you require any further information please do not hesitate to contact Mrs. Louise Walker or Mr Alister Leach of Richardson on 01780 762433.

Yours faithfully

Richardson
post@richardsonsurveyors.co.uk



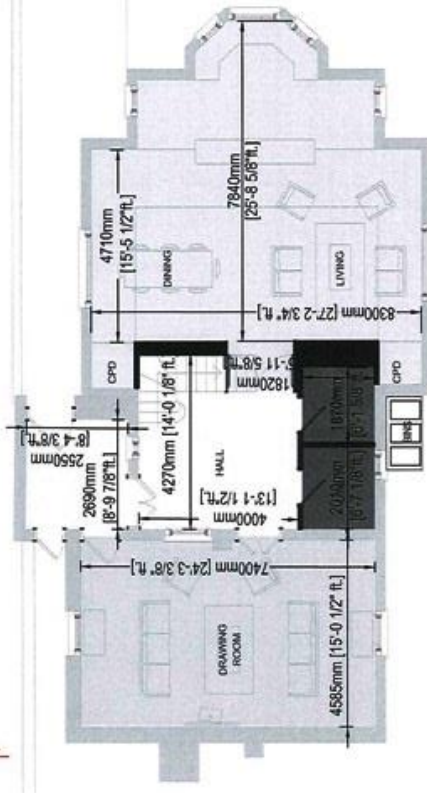
CP Richardson BLE (Hons) MRICS FRAV A J Leach BSc MRICS A K Leach MNAEA
Louise Walker MSc; Mark Thomas BSc MRICS FRAV
Richardson is the trading name of Richardson Thompson Leach LLP. Registered Office: Sheep Market House Stamford PE9 2RB
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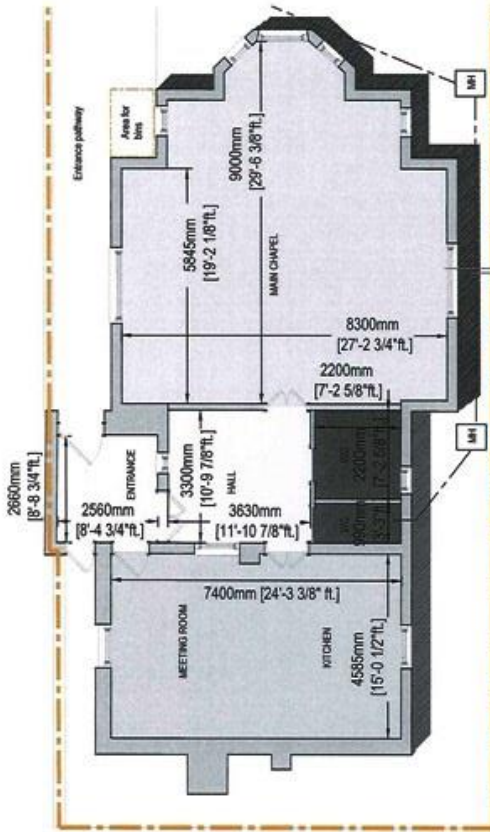
PROPOSED PLANS



FIRST FLOOR PLAN Proposed



GROUND FLOOR PLAN Proposed



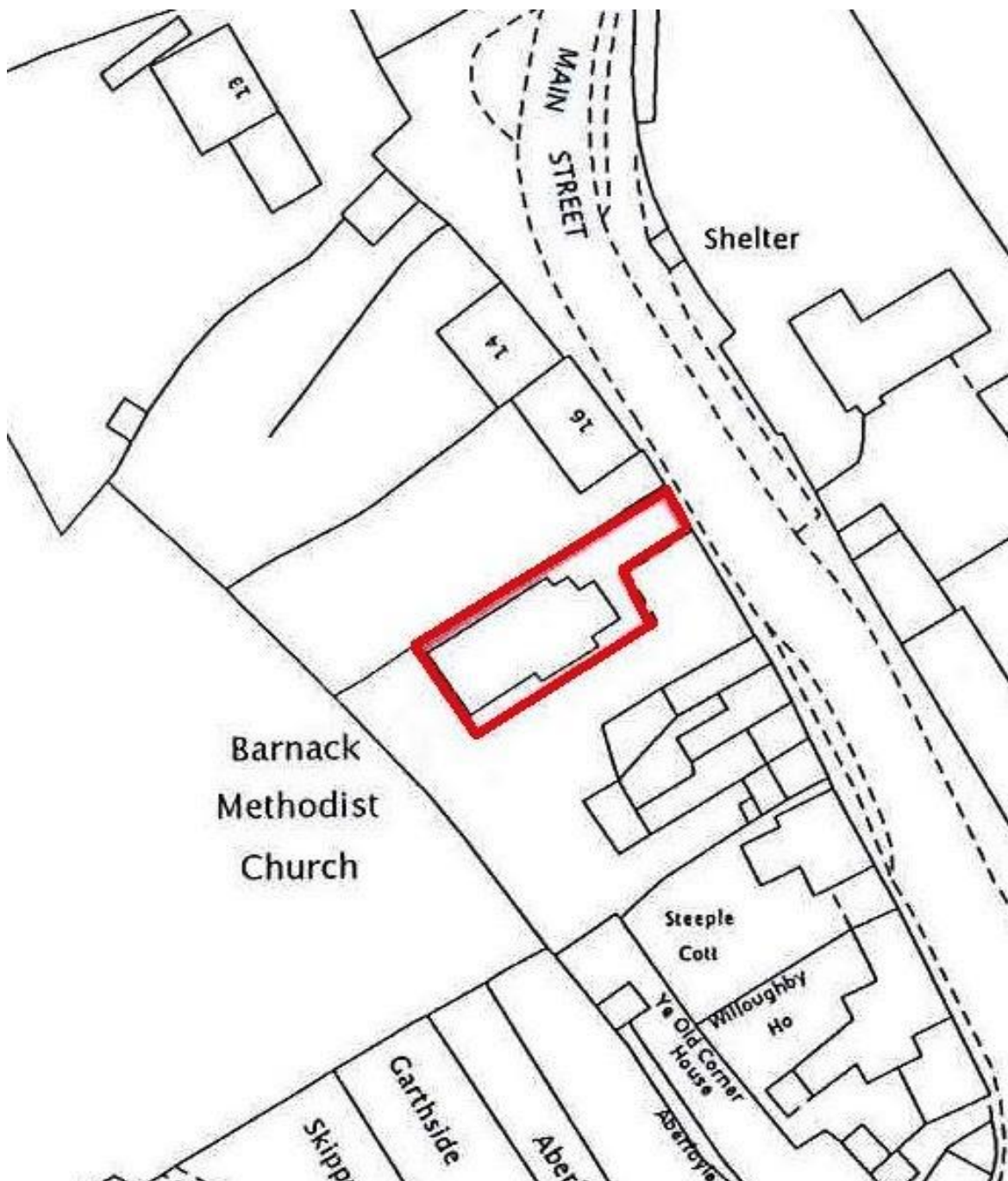
GROUND FLOOR PLAN Existing

Revisions	
Project	Barnack Methodist chapel Milan Street Barnack
Drawing	EXISTING PROPOSED plans

Harris
McCormack
Architects
harris McCormack architects.co.uk

Architects	Freethorough Road Wardford PE8 6LN 101780 433 334 architects@harris McCormack.co.uk
Date	JAN 17
Scale	1:1000/A3
Job No.	16-487
Drawing No.	00 900
Revision	

For identification purposes only,
the measurements are approximate



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. These particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.