



# HARWOODS

Chartered Surveyors & Estate Agents

## VILLAGE HALL & CHAPEL

NIA 145.89 sq m (1571 sq ft) approx



**THE CONGREGATIONAL CHURCH  
MILTON ROAD  
LITTLE IRCHESTER  
NORTHANTS NN8 2DY**

**FOR SALE – FREEHOLD – OFFERS IN EXCESS OF £100,000 Subject to Contract**

This detached property comprises a chapel with rear extension providing kitchen and cloakroom facilities as well as village hall and stage area. Main walls of the property are of solid brick construction with extension being cavity construction. The main roof to the chapel is pitched with slate covering and to the rear extension is a flat roof with mineral felt covering. Windows are a mixture of sash, timber and metal casements and sealed glazed units. There is no parking provided with the property.

We understand the property has planning use for D1 of the Use Classes Order 1987 and would be a good opportunity for many types of business operation within this planning use.

The property is located in a mainly residential area being just off the A509 with good links to the A45 as well as being in close proximity to Wellingborough town and the railway station being on the Midland main line.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**

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### NET INTERNAL AREAS:

Chapel:	54.99 sq m	(592 sq ft)
Kitchen Area:	7.41 sq m	(80 sq ft)
Storage:	5.17 sq m	(56 sq ft)
Main Hall & Stage:	78.32 sq m	(843 sq ft)

**TOTAL: 145.89 SQ M (1571 SQ FT)**

### THE PROPERTY:

Main Chapel Area with Separate Access, Kitchen & Storage Space,

Rear Extension – Hall with Male & Female Cloakrooms/wc. Access to the Side of the Property.

### FOR SALE:

Offers in excess of £100,000 subject to contract for the freehold interest.



### SERVICES:

We understand that mains water, gas, electricity and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

### BUSINESS RATES:

From information supplied from the Local Authority and the VOA web site the property is not rated as it is being used as a chapel, however you will have to make your own enquiries.

### LEGAL FEES:

Purchaser to make a contribution towards vendor's reasonable legal costs in respect of this sale.

### ENERGY PERFORMANCE ASSET RATING:

Not required.



Meeting Hall & Stage

673/DJW

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Duncan Woods AssocRICS – Tel: 01933-441464  
or e-mail [com@harwoodsproperty.co.uk](mailto:com@harwoodsproperty.co.uk)**

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**VAT:** All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.