



# The Old Chapel

Yonder Street, Ottery St Mary EX11 1HH

RENDELLS



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Auction Guide £100,000

A detached unlisted three room chapel in this popular and historic Devon town. Offered for sale by online auction (Ending at 1400hrs on Monday 28th July 2025) it offers great character with potential for other uses subject to any necessary permissions.

## Situation

The Old Chapel is located on Yonder Street, a mainly residential road, close to the centre of Ottery St Mary. Ottery is an historic town known for being the home of Samuel Taylor Coleridge and also famous for its Tar Barrell Rolling . It offers a great selection of shops and services and enjoys good road and bus connections to the rest of the county and beyond.

## Description

The Chapel is a detached property of rendered stone construction under a slated roof with wooden fascias. The main building benefits from UPVC windows throughout (fitted 2011) and offers three rooms comprising a Prayer Room, Kitchen, and the main Chapel. The main Chapel benefits from good height ceilings and a good deal of light with access into the roof space above. The main roof was replaced in 2011/12. To the rear is a separate block comprising the Ladies and Gents Washrooms with their own entrances.

## Outside

A side gate provides access from the council road down past the side of The Chapel to a concreted parking area to the rear for a number of vehicles. There is a wooden shed and also the washrooms/WC block.

**Agents Note** A restrictive covenant exists “to erect on the property only single storey dwellings with garages and usual outbuildings”.

## AUCTION PROCESS AND FEES

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Monday 28th July 2025 at 1400hrs. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date.

## Buyer Fees/Payments

The successful purchaser(s) will be liable to pay the sum of £5,000 at the end of the auction. From this a buyer's fee of £3,600 inc VAT is retained by Rendells/Bamboo Auctions as a contribution towards the auction costs, and £1,400 is payable towards the purchase price immediately after the auction. The Completion date will be as dictated by the solicitor and included in the legal pack, shown as 20 working days after the auction.

## Deposit Payment

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amount paid online £1,400.00) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly.









**Legal Pack**

The legal pack is available online to be downloaded (via a tab on the online auction site) whilst a paper copy can be obtained from the Seller's Solicitors (who may charge for this service). This includes the searches and legal documents relating to the property. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

**Seller Solicitors:** Stone King LLP, Upper Borough Court, 3 Upper Borough Walls, Bath BA1 1RG

Telephone: 01225 337599

Contact: Emily Ann Westoby

**Money Laundering Checks**

It is a requirement under the Money Laundering Regulations 2017 for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for this.

**Services:**

Mains electricity, water and sewage.

**Local & Planning Authority:** East Devon District Council, Blackdown House, Border Road, Honiton EX14 1EJ, Tel 01404 515616

**Council Tax:** Exempt as a former place of worship.

**Energy Performance Certificate:** Exempt as a former place of worship.

**Tenure:** The property is freehold with vacant possession.

**Special Conditions of Sale:**

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

There is a drain cover in the main car parking area which is understood to be a sewer serving the properties directly behind and for which access and rights for repair, maintenance and/or replacement are assumed to exist.

**Viewings Strictly by appointment only** through Rendells Estate Agents, Tel: 01647 432277.

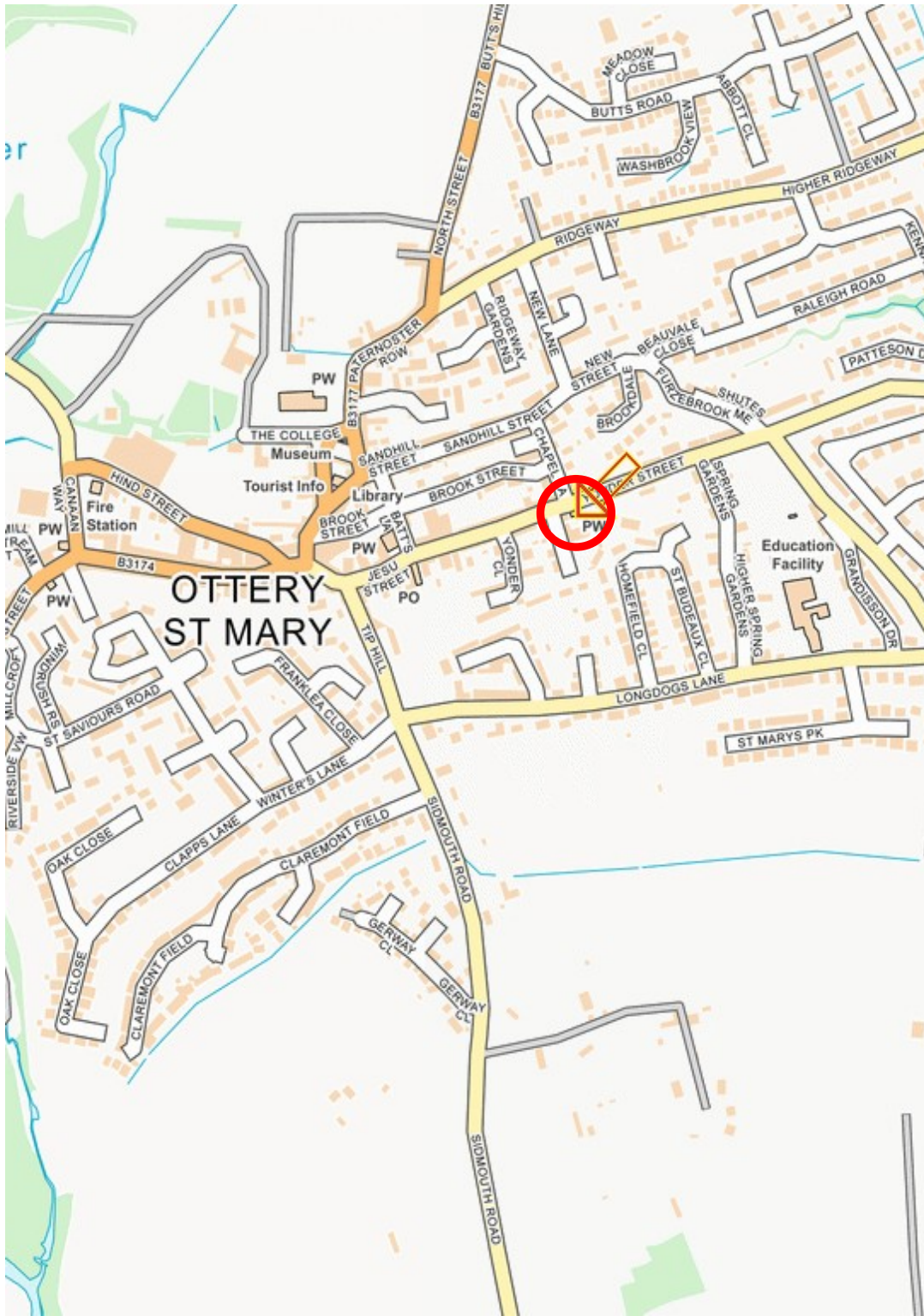
**Directions:**

If following Satnav it is likely it will take you through the centre of the town. You will then take a left into Jesu Street which runs straight into Yonder Street. After approx 250m the Chapel will be found on the right hand side.

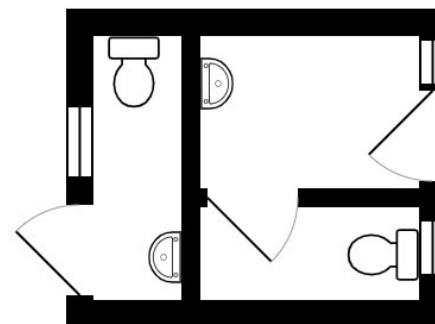
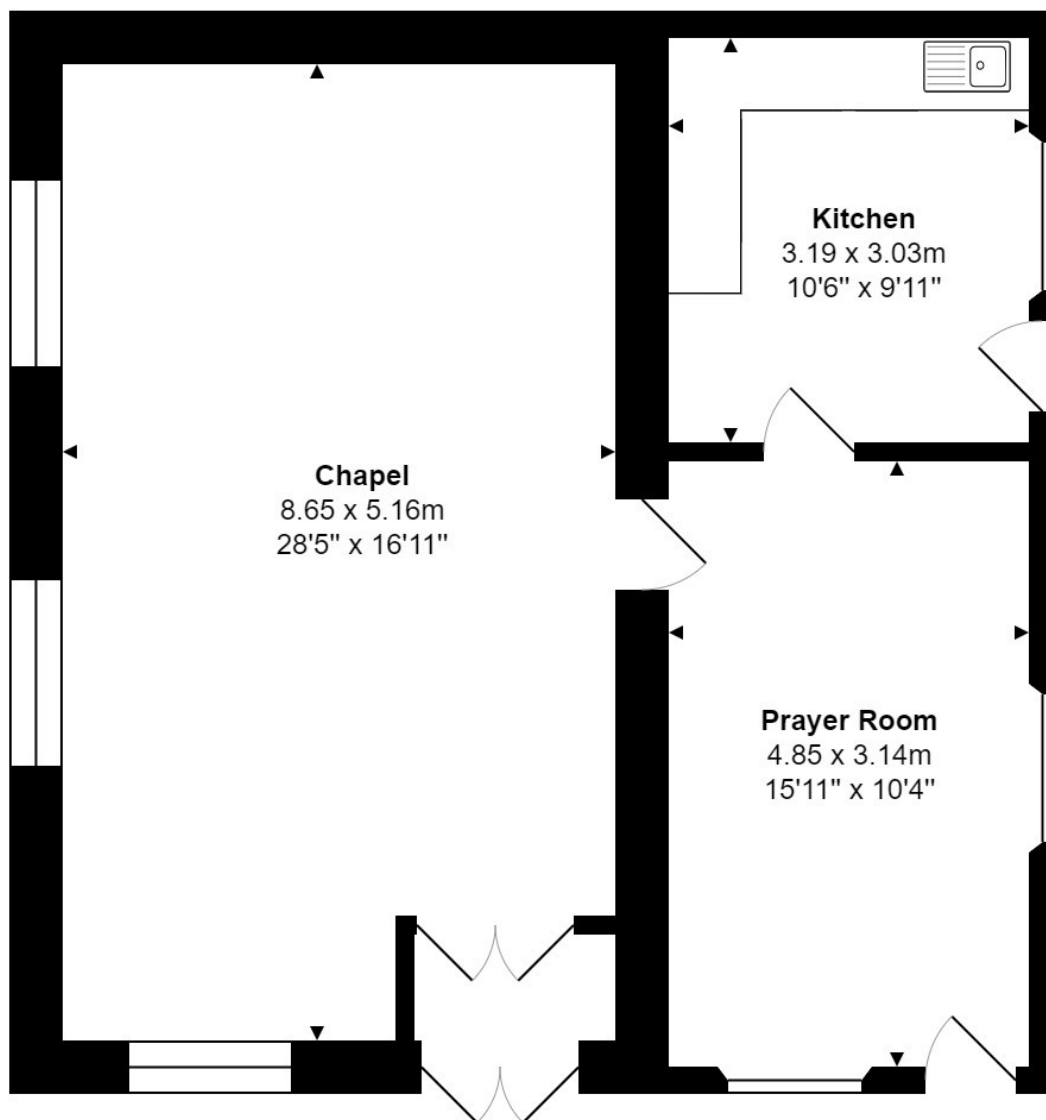
**What3Words location:** [dealings.estuaries.wash](https://www.what3words.com/dealings.estuaries.wash)











Total Area: 74.4 m<sup>2</sup> ... 800 ft<sup>2</sup>

#### Consumer Protection from Unfair Trading Regulations 2008

1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.

2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.

3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.

4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

5) Any area measurements or distances referred to herein are approximate only.

6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.

8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.