



Methodist Chapel

High Street, Watton-At-Stone, Hertfordshire, SG14 3SX

Zuicks



Attractive detached methodist chapel

- Detached property
- 2139 sqft
- Planning Class F1(f)
- Freehold
- Conditional offers will not be considered
- 0.28 acres site area

A unique and exciting opportunity to acquire an attractive single storey building with ample parking in the High Street. Built in 1891, the Methodist Chapel was used as a place of worship until recently and is now offered for sale.

The Chapel provides main Church Hall, smaller hall to the rear, office, well fitted kitchen, storage and wcs. An attractive Memorial Garden is to the left of the building, with access to the rear car park, providing parking for 10+ vehicles, to the right. A time capsule is contained within a Centenary Stone positioned in the front elevation of the building.

PLANNING

As a Place of Worship the Chapel has an F1 planning consent. Offers conditional upon gaining planning change of use will not be considered.

The Chapel is listed in the Watton-at-Stone Neighbourhood Plan 2017-2033 as a Valued Community Facility. Permission for a change of use of these facilities would need to be supported by evidence that the facilities were no longer used with no likelihood that reuse was possible or desirable, or that their active use was to be replaced elsewhere and would still benefit village residents in accordance with East Herts District Plan Policy CFLR8. Alternative provision should be provided within walking or cycling distance of the existing facility.

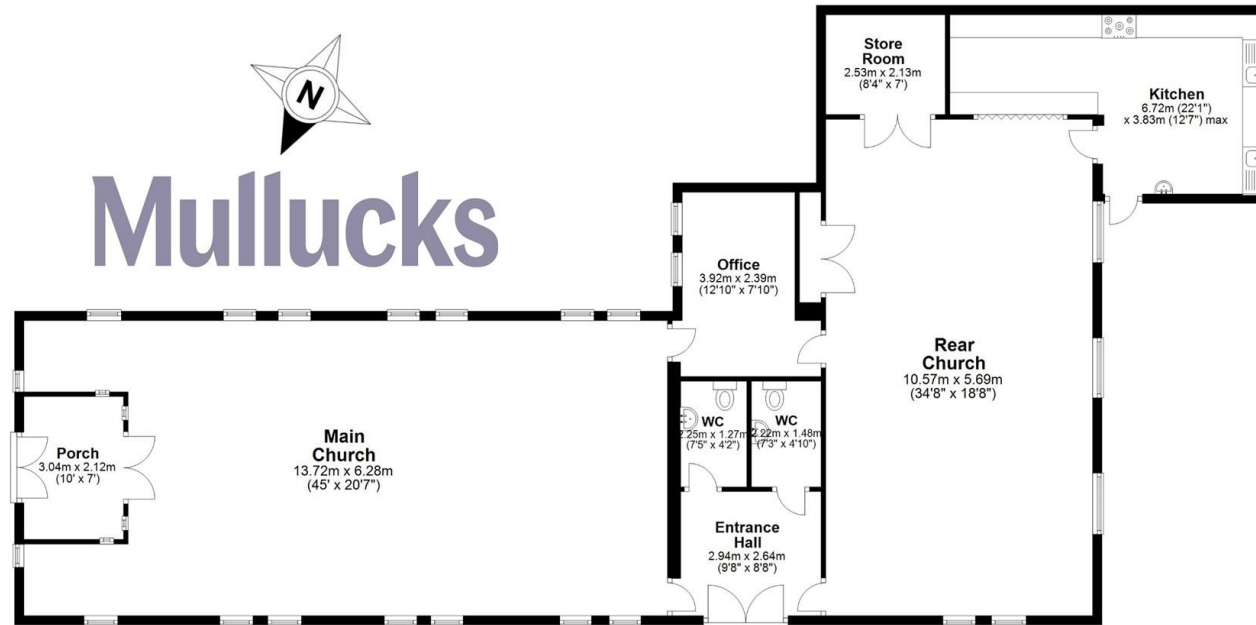
AGENTS NOTE

As the current owners are a Registered Charity, the agreed sale must meet certain criteria. As a result we are not able to accept an offer conditional upon the property being removed from the market.





Ground Floor



Approx Internal Floor Area 202 SQ M (2180 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate **NOT** to be used for valuation purposes **Copyright Mullucks 2024**

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Offers in excess of £300,000

VAT is not payable on the purchase price. Conditional offers will not be considered.

Location: Watton at Stone is a picturesque Hertfordshire village, with a mix of traditional and modern housing, centred around the historic High Street which features a village bakery, a village store and post office, doctors and dentist surgeries, a hair and beauty salon and barbers. The village also benefits from two excellent Public Houses; The George & Dragon and The Bull both serving good local ales and outstanding food. Watton at Stone Primary and Nursery School, which also includes a pre-school for children from 2 years old, is a short walk from the property, and Heath Mount School, a co-educational prep school, is located just outside of the village. For commuters, the village benefits from a mainline train station which is only a short distance away providing connections to the City within just 45 minutes. The towns of Hertford (5 miles to the south) and Stevenage (5 miles to the north) are a short drive away.

Directions:

From Hertford proceed on the North Road A119 through the villages of Waterford and Stapleford at the 1st roundabout turn left onto Ware Road and then turn right into the High Street. Proceed through the village and straight over the mini roundabout and the Methodist will be located along on the left hand side.



SERVICES:

TENURE:

COUNTY:

LOCAL AUTHORITY:

COUNCIL TAX BAND:

EPC:

REF:

Freehold

Hertfordshire

East Herts District Council

Not currently assessed – exempt

Exempt

Kirstine Watkins

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