



The United Reformed Church, Badby Chapel Chapel Lane, Badby, Northamptonshire, NN11 3AQ
Guide Price £300,000 Freehold

GUIDE PRICE £300,000. Via Sealed Bids to be submitted by Monday 20th September 2021 12noon. By appointment only.
The United Reformed Church, Badby Chapel, Badby Lane, Badby, NN11 3AQ

OPEN DAYS - Saturday 11th September 10am - 12noon. Saturday 18th September 2021 10am - 12noon.

A unique opportunity to acquire a former chapel set on a quiet country lane in the village of Badby. This property will require a change of use and planning consent. Comprises entrance hall, main hall WC, kitchen, back room, exit hall and wrap around garden.

A Former Chapel | Village Location | Renovation Project | Wrap Around Garden | Located On Village Lane | A Unique Opportunity

modern marketing · traditional values

ENTRANCE 1.93m x 1.63m (6'4 x 5'4)

Hardwood entrance door. Leaded window. Quarry tiled floor. Door to:

MAIN HALL 12.80m x 7.52m (42'0 x 24'8)

Eight leaded windows. Eight electric heaters. Bi folding central wooden door with glass panelled windows. Doors to:

WC 2.26m x 2.64m (7'5 x 8'8)

Three leaded windows. Low level WC. Two pedestal wash hand basins. Vinyl flooring.

KITCHEN 2.26m x 1.91m (7'5 x 6'3)

Leaded window. Base level units. Roll top work surfaces. Stainless steel sink and drainer with hot and cold taps. Open serving hatch.

EXIT ROOM 1.93m x 1.02m (6'4 x 3'4)

Leaded window. Quarry tiled floor. Hardwood door to kitchen. Built in cupboard.

BACK ROOM 1.78m x 4.11m (5'10 x 13'6)

Two leaded windows. Electric heater.

OUTSIDE

FRONT GARDEN

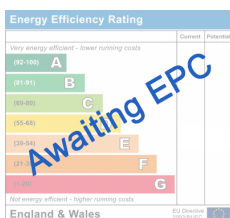
Enclosed by hedges. Mainly laid to lawn. Gated to pathway and front door.

REAR GARDEN

Enclosed by wooden panelled fencing. Mainly laid to lawn with mature trees and hedge borders.

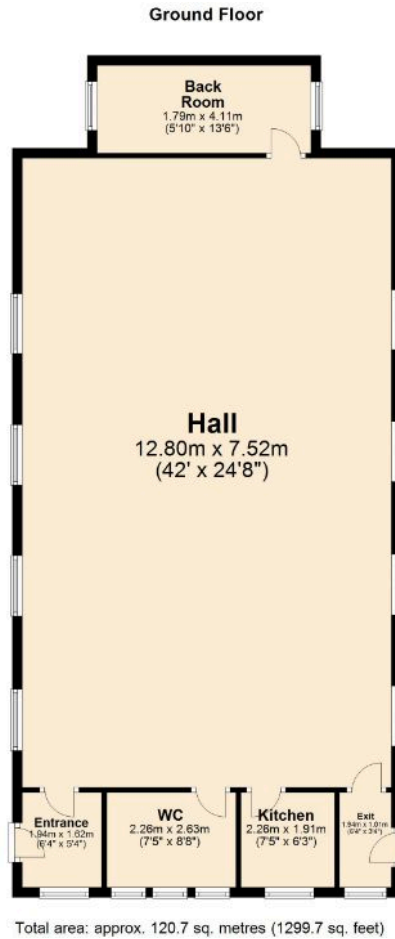
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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LOCAL AREA INFORMATION

Badby is a rural parish located on the A361 Daventry to Banbury road. Along with several organisations, clubs and societies, Badby also benefits from a traditional country inn, St Mary the Virgin and United Reform churches, a primary school and farmhouse bed & breakfast as well as being host, on the first September Sunday of each even year, to the Badby Fayre. The market town of Daventry is less than four miles away and has numerous additional facilities including supermarkets, post office, banks, retail outlets, estate agents, eateries, petrol stations, a hospital and leisure centre. Transport links are also excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road and A5 Watling Street as well as mainline rail access from Rugby (14 miles) and Long Buckby (8 miles) stations.

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