



Chapel Lane, Wymondham, LE14 2AA

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**ANDREW
GRANGER & CO**
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Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£135,000

- Chapel Conversion with Planning Permission
- Offers are to be submitted by 12noon on Friday 28th February 2025.

This is a superb opportunity to purchase a Stone built former chapel dating back to 1840 with planning permission for conversion to a stylish 3-bedroom detached dwelling. Situated within the desired village of Wymondham.

FURTHER INFORMATION

For further information, and to register your interest, please contact Peter Chennells BSc (Hons) MSc MRICS

Tel: 01509 243720

Email: peter.chennells@sheldonbosleyknight.co.uk

LOCATION

The site occupies an already established position within the heart of this much favoured and highly regarded village which is surrounded by unspoilt open countryside and includes useful day to day amenities including Parish Church, primary school and traditional public house.

Wymondham is convenient for commuting to the surrounding centres of Melton Mowbray, Oakham, Grantham and Leicester all with a range of local services available. Main line railway services are available from Grantham & Leicester further rail networks are available in the nearby market towns of Melton Mowbray and Oakham.

what3words: sandbags.over.spells

PLANNING

A unique conversion opportunity of a former Chapel with an existing Floor area of 1758 sqft (163m2) in the desirable Northeast Leicestershire village of Wymondham. The site is located in the centre of the village on the corner of Main Street and Chapel Lane.

The chapel conversion is part of a wider the site benefits from full planning permission for the erection of 5 new dwellings including a row 4 terrace houses and a detached bungalow and conversion of the 2 disused chapels.

A planning information pack is available from the selling agents.

PROPOSED ACCOMMODATION

A single-storey detached former Chapel of stone and slate construction.

Ground Floor
Entrance lobby
Open plan Living/Dining Kitchen
Study/Snug
Bedroom
Dressing room
Shower room
Utility room

First Floor
Landing
Bedroom
En suite Bathroom
Bedroom
En suite Bathroom

VIEWINGS

Viewings of the site must be arranged with Andrew Granger & Co in advance. Neither the Vendor nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

METHOD OF SALE

The site is being offered at a Guide Price of £135,000.

Offers are to be submitted in writing by 12noon on Friday 28th February 2025.

Offers should include the following information:

1. All offers are to be expressed in pounds sterling
2. Please make it clear which chapel you are offering on (Old Methodist Chapel (Brick) or The Old Chapel 8 Chapel Lane (Stone))
3. Offers should not be made by reference to any other offers
4. Offers should state whether offers are for cash or dependant on borrowing/funding.
5. The vendors and selling agents advise all offers be received via email to the following email address peter.chennells@sheldonbosleyknight.co.uk or james.holgate@sheldonbosleyknight.co.uk - a confirmation of receipt will be sent.

SERVICES

Mains water, sewerage, gas and electricity are understood to be available in Wymondham village.

The purchaser/s will be responsible for making their own enquiries about the availability of any services.

WAYLEAVES, COVENANTS, EASEMENTS & RIGHTS OF WAY

The purchaser will be granted rights of way over the area coloured grey on the plan and will be responsible for contributing 1/8 of the cost of the maintenance of the area.

The land is sold subject to any wayleaves, easements, covenants and rights of way whether disclosed or not.

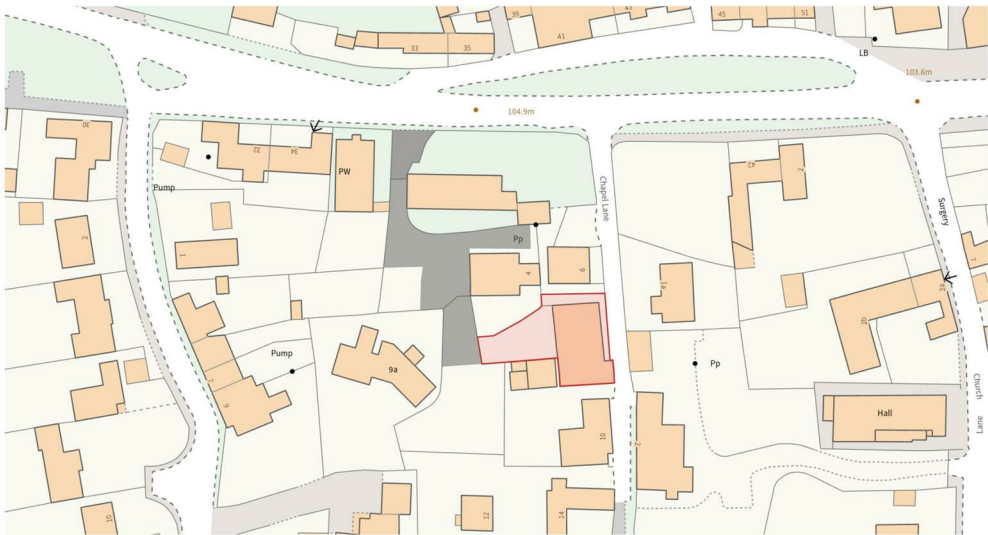
LAND REGISTRY

The site is registered freehold title absolute under part of Land Registry titles LT368128 & LT334362

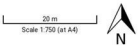


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Land App



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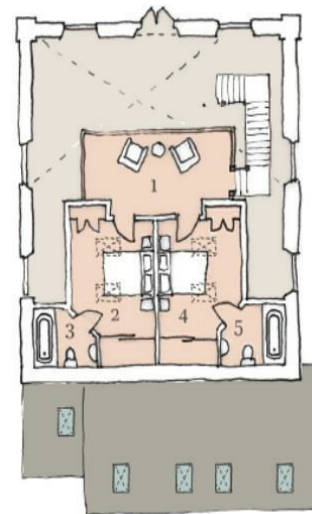
Plan



CHAPEL 1

GROUND FLOOR

- 1 Open plan Kitchen/Living space
- 2 Guest bedroom
- 3 Dressing area
- 4 Bathroom
- 5 Study/Snug
- 6 Boot room/rear entrance
- 7 Utility



MEZZANINE FLOOR

- 1 Mezzanine
- 2 Bedroom 1
- 3 En-suite 1
- 4 Bedroom 2
- 5 En-suite 2

For further information please email rural@sheldonbosleyknight.co.uk