



Chapel Lane, Wymondham, LE14 2AA

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Guide Price: £135,000

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

Please note the planning permission has expired.

## 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](mailto: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 (163m<sup>2</sup>) 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 with plans for the erection of 5 new dwellings including a row 4 terrace houses and a detached bungalow and conversion of 2 disused chapels.

Planning permission for the conversion of the chapel has expired.

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.

## 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.

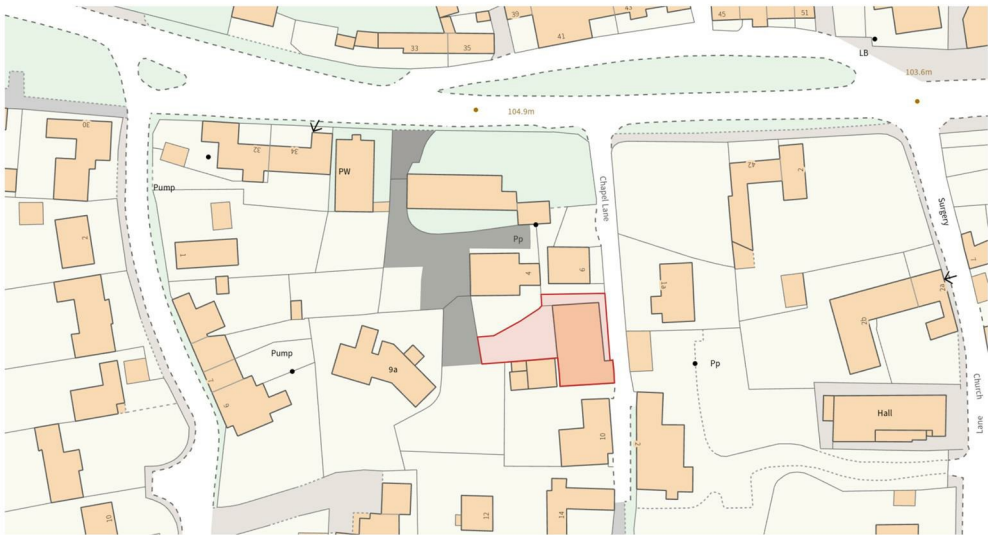
## LAND REGISTRY

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



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**Land App**



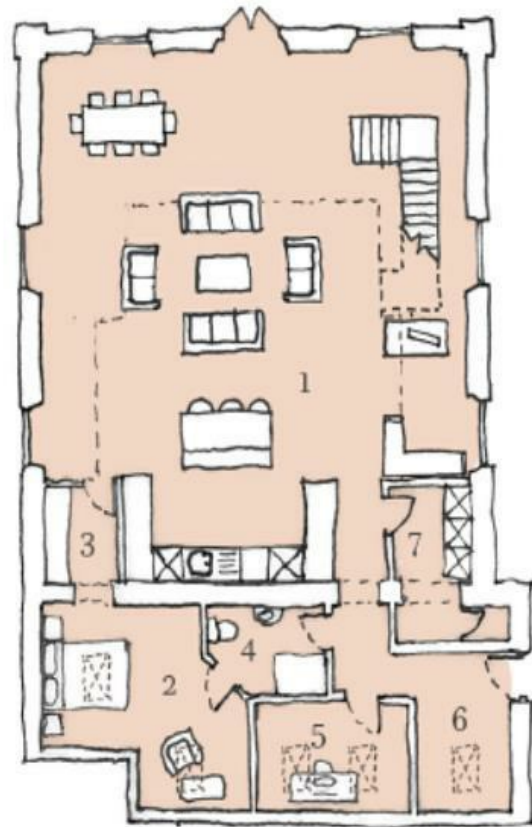
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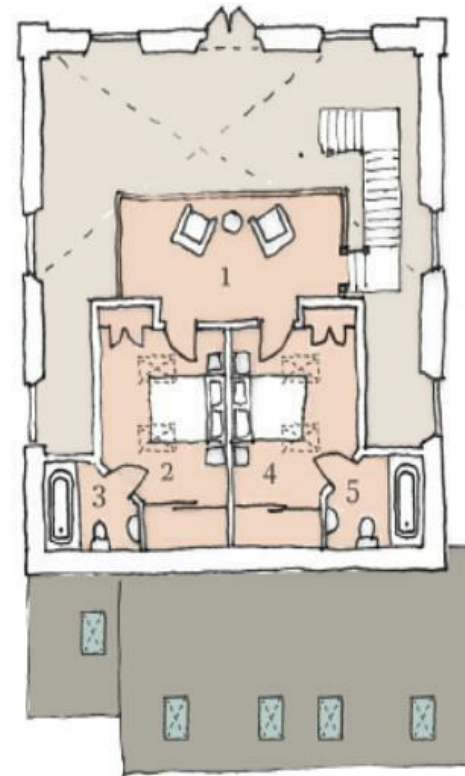
# Plan



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