



Newton Burgoland Congregational Church & 13 Chapel Cottage,  
The Green, Newton Burgoland, LE67 2SS

HOWKINS &  
HARRISON



# Newton Burgoland Congregational Church and 13 Chapel Cottage, The Green, Newton Burgoland, LE67 2SS

An exciting opportunity to purchase a brick-built end of row building comprising of a former church and residential cottage.

## Features

- Current Use Class F1 - Learning and Non-residential institution
- Road frontage
- Village location with good transport links
- Development potential subject to planning permission

## Description

The building is brick built made up of a former church and a two bedroom cottage. There is a shared front garden with separate access gates and an alleyway to the rear for back door access to both properties.

The church consists of two ground floor rooms. To the front of the property a door leads into a large church hall with staircase access to the gallery above. A further ground floor door takes you through to the kitchen where a further staircase is situated leading to a first floor room. A back door from the kitchen leads to the alleyway where the outside WC is situated.

Attached to the church is the cottage, the front door leads into living room with open fireplace. The room benefits from an understairs cupboard and small hallway leading to the kitchen. The kitchen has base level units and a storage cupboard. A door leads to the rear of the property. The first floor has a landing area leading to two bedrooms and a bathroom.











## Location

The property is located in the pretty village of Newton Burgoland in the county of Leicestershire. The village has a pub and local primary school. It is approximately 6 miles from Ashby-da-la-Zouch and 5 miles from Market Bosworth which provide a further range of local amenity services.

There are good transport links to roads such as the M42, A511 and M1.

## Planning

The church and cottage were listed as a building of special architectural or historic interest on 19th June 1975. They are Grade II listed buildings.

The main church current planning use is as a place of worship and falls within Use Class F1 (Learning and non-residential institutions) under the amended Use Class Order 2020. This would enable a change of use to “ Art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls and non-residential education and training” without requiring planning permission.

Subject to planning the church could be a residential conversion project.

Planning permission and Listed Building consent would be required for any alterations to the buildings or any other change of use.

## Method of Sale

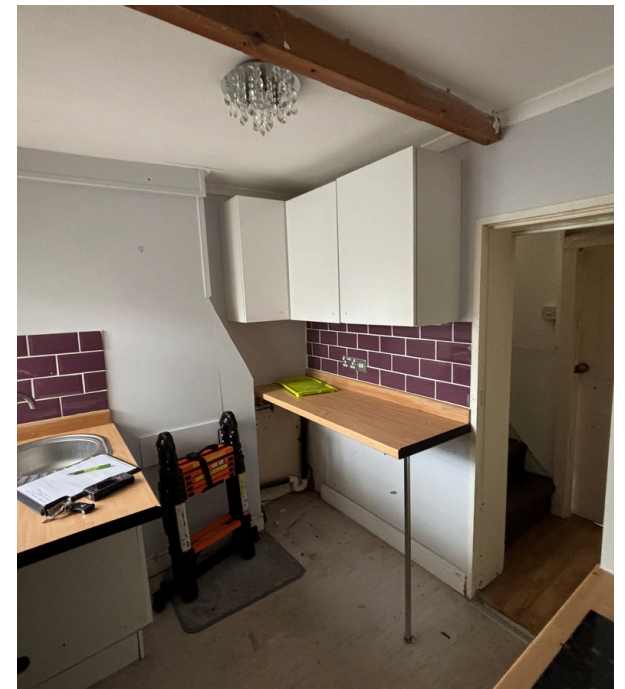
The property is being offered as a whole by private treaty.

## Services

The property has mains electricity, water and sewerage. There is no gas supply to the property.

Please note that we have not tested the availability or adequacy of services, but it is assumed the supplies are sufficient for its proposed use.







## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Local Authority

North West Leicestershire District Council.

## Energy Rating

The residential dwelling has an EPC of an F (29).

The Church is used as a place of worship, meaning it is currently exempt from an EPC.

## What3Words

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## Plan, Area & Description

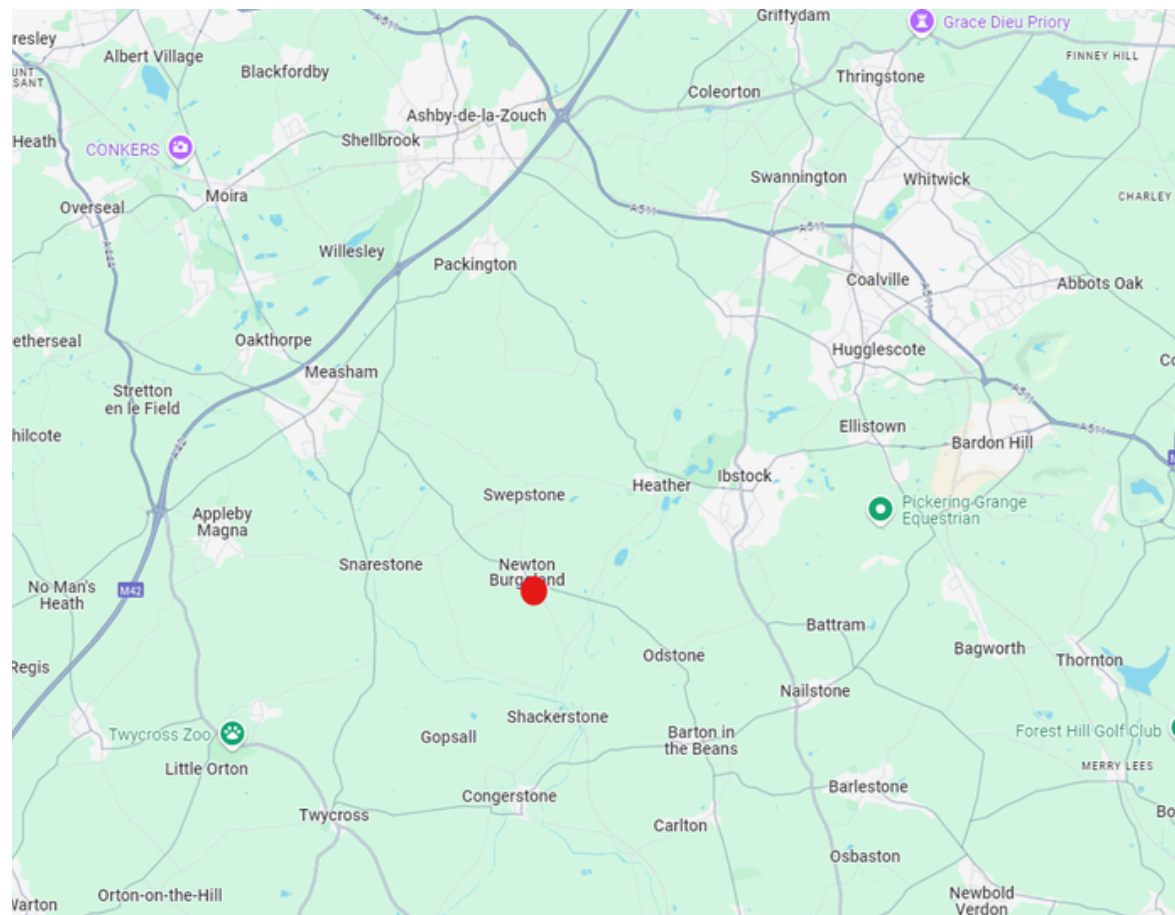
The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

## Viewing

Viewings are strictly by appointment by Philippa Dewes at Howkins & Harrison, please call direct on 01827 721380 or alternatively email [philippa.dewes@howkinsandharrison.co.uk](mailto:philippa.dewes@howkinsandharrison.co.uk).

## Anti Money Laundering

Under the Money Laundering Directive (SI 2017/692) we are required under due diligence as set out under HMRC to take full identification (e.g Photo ID and recent utility bill as proof of address) when a potential purchase submits an offer for a property. Please be aware of this and have the information available.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



## CONTACT US

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