

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers Est 1924



## **THE OLD CHAPEL, NEW HILL, CONISBROUGH, DN12 3HA**

Detached two storey building with two separate external yard areas and offering potential (subject to planning) for re-development



**Price Guide: £125,000**

- Centrally located within the older part of the town and within close walking distance of the main retail centre.
- The building requires refurbishment.

## ACCOMMODATION

All measurements are approx. only

### Ground floor

**ROOM ONE – FRONT** (about 4.62m x 4m)

**ROOM TWO – REAR** (about 4.55m x 3.2m)

**KITCHEN/TOILET** (about 3.8m x 3.2m)

**ROOM THREE – FRONT** (about 3.8m x 4m)

**INNER LOBBY** (about 3.8m x 2.45m)

**ROOM FOUR – REAR** (about 4.8m x 4.3m plus 3.1m x 1.3m recess)

### REAR ENTRANCE LOBBY

### First floor

**LIVING ROOM** (about 4.6m x .377m)

**BEDROOM ONE** (about 2.85m x 2.75m) leading to:

**BEDROOM TWO** (about 2.9m x 2.4m – irregular shape)

**BOILER ROOM** (gas central heating boiler)

**KITCHEN** (about 3.8m x 2.8m min) leading into:

**LARGE STOREROOM** (about 5.5m x 4.7m – no windows)

**BATHROOM** (about 2.2m x 1.7m)

### OUTSIDE

Facing New Hill (north-east) there is an enclosed yard area.

Lean-to Garage building – brick walls with mono pitched and concrete tiled roof.

### SERVICES

Mains water, electricity, drainage and gas available.

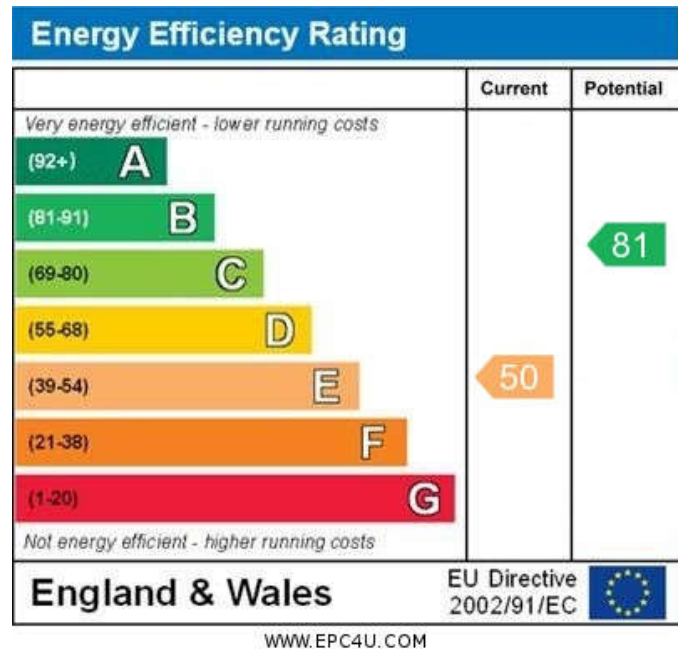
### RATEABLE VALUE

£4,250 currently rated as warehouse and premises.

There is no Council Tax listed.

### VIEWING

Strictly by appointment through Grice and Hunter – Doncaster office. 01302 360141.



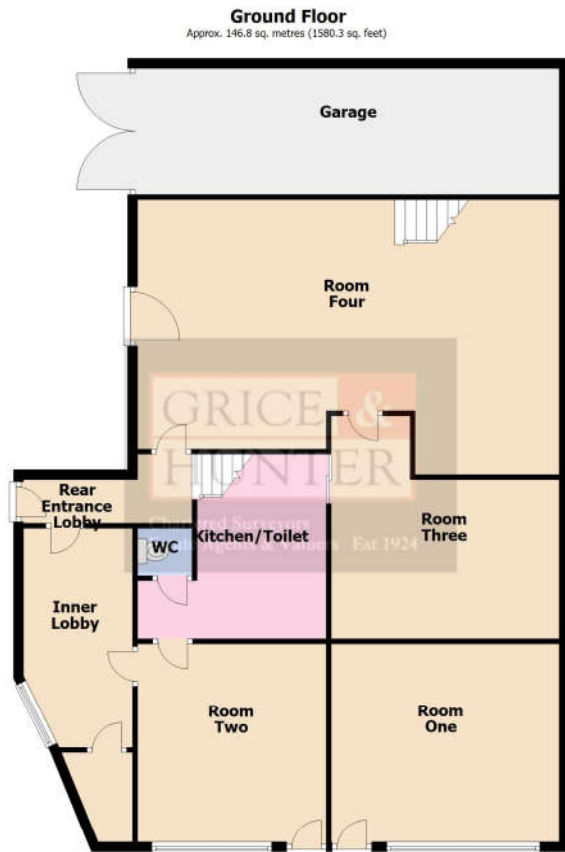
## SITE AREA

In approximate terms the total site area, including that occupied by the buildings, extends to around 530 square metres (0.13 of an acre). This figure has been extracted from the Ordnance Survey plan and is an approximate guide only. If the exact size is critical to a purchase then the site should be physically measured prior to entering into any legal commitment to purchase.

The plan below is not to scale and does not depict exact legal site boundaries.







Total area: approx. 271.6 sq. metres (2922.9 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

**Misrepresentation**

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