

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



**The former Methodist Church, New Trent Street,  
Ealand, DN17 4JJ**  
with Full Planning Permission to  
Convert to a two storey 4 Bedroom Dwelling



**£175,000**

## **LOCATION**

Situated in the increasingly popular village of Ealand which is located just off the A18 near to the well served small town of Crowle. The village has the particular advantage of being only about 2 miles from junction 2 of the M180 and also includes a railway station (on the Doncaster-Scunthorpe line).

## **DESCRIPTION**

An historic former Methodist Church dating from 1882 and with full planning permission for a sympathetic and imaginative conversion to a substantial 4 Bedroom Detached House. The planning consent allows for the demolition of the non-original rear addition and replacement with a new extension. The proposed sizeable accommodation with distinctive arched window and door features would comprise:

**Ground floor:** Front Entrance, Living Room, Office, Snug, Utility, Cloakroom and Dining Kitchen.

**First Floor:** Landing overlooking the ground floor entrance, Bedroom 1 with Dressing Room and En-Suite, Bedroom 2, Bedroom 3, Bedroom 4 and Bathroom.

## **THE GROUNDS**

The extent of the property is shown edged red on the plan with the plot having an extensive frontage of about 19.2m. The southern boundary is about 51.95m, the northern boundary about 53.75m and the width at the rear about 6.1m.

## **SERVICES**

Mains water, electricity and drainage connected.

## **TENURE**

Freehold with immediate vacant possession.

## **LOCAL AUTHORITY**

North Lincolnshire Council

A copy of the planning permission (PA/2024/799) subject to conditions is available from the agent's Epworth Office at 23 High Street, Epworth, DN9 1EP

## **VIEWING**

Strictly by prior appointment through Grice & Hunter 01427 873684

## **PLANS**

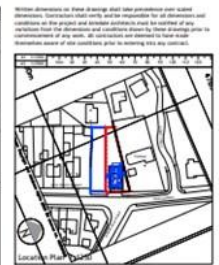
For illustration purposes only. Not to scale.

The dimensions have been taken using tape measure and are approximate. Interested parties should satisfy themselves in regard to dimensions and areas prior to any legal commitment to purchase. Plans within these particulars should not be used for Land Registry purposes.

Plans kindly reproduced with the consent of Airedale Architects.

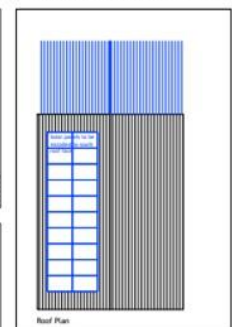
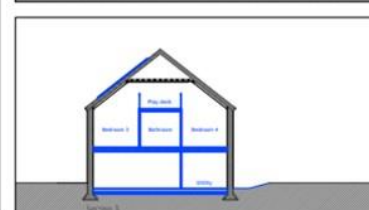
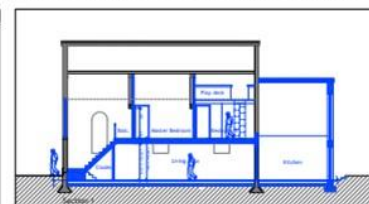
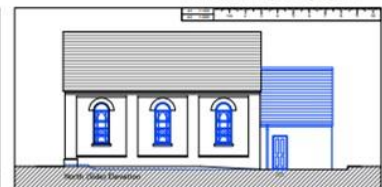
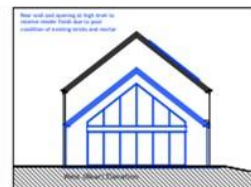
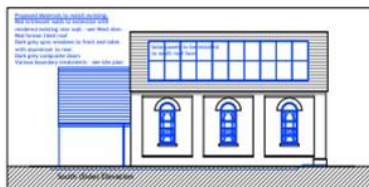
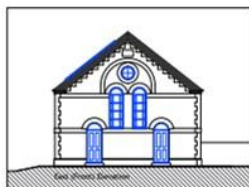
## **NOTE**

The adjacent Building Plot which has outline planning consent to erect a detached dwelling, is available by separate negotiation at £150,000



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 office@aireddalearchitects.com www.aireddalearchitects.com

|          |                                                                      |
|----------|----------------------------------------------------------------------|
| Client   | Mr and Mrs Winter                                                    |
| Address  | Former Ealand Methodist Chapel<br>New Trent Street, Ealand, DN17 4JJ |
| Project  | Property Conversion                                                  |
| Document | Proposed Site Plan                                                   |
| Date     | ML 14th June 2024                                                    |
| Ref      | 2422/138                                                             |
| Scale    | 1:200 @ A1                                                           |
| Notes    | PLANNING                                                             |



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| Client   | Mr and Mrs Winter                                                    |
| Address  | Former Ealand Methodist Chapel<br>New Trent Street, Ealand, DN17 4JJ |
| Project  | Property Conversion                                                  |
| Document | Proposed Dwelling                                                    |
| Date     | ML 14th June 2024                                                    |
| Ref      | 2422/14C                                                             |
| Scale    | 1:500 @ A1                                                           |
| Notes    | PLANNING                                                             |



**23 High Street, Epworth,  
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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.

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