



**Boscastle Methodist Church, Fore Street,
Boscastle, Cornwall, PL35 0AX**

Auction Guide Price £200,000—£225,000 Freehold





An increasingly rare opportunity to purchase a remarkably spacious church in the picturesque, coastal village of Boscastle

- Sale by Public Auction—23 October 2025
 - Guide Price* £200,000—£225,000
 - Grade II Listed
 - 3,000 Sq. Ft. Internally
 - Mains Water & Electricity Connected
 - Off Road Parking for Numerous Vehicles
 - Positive Pre-App Received
 - Block Viewings (Strictly by Appointment)

METHOD OF SALE The property is to be sold by Public Auction on Thursday 23rd October 2025 at 2.30pm at The Wellington Hotel, The Harbour, Boscastle, Cornwall, PL35 0AQ. The property will be sold subject to an undisclosed reserve and the vendor reserves the right for the auctioneer to bid in the usual way on their behalf up to the reserve.

The winning bidder will need to deposit 10% of the purchase price (or a minimum fee of £5,000 whichever is the greater) on the date of the auction. The deposit has to be paid to DJR Estate Agents & Auctioneers as the acting auctioneer and can only be paid in the form of a cheque or bank transfer. Completion will take place 28 days later (or earlier by mutual agreement). Failure to complete will constitute a breach of contract.



All buyers must register with the Auctioneers **prior** to the Auction date. Under Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at an auction, therefore there will be a requirement for the bidder to provide 2 forms of identification at the Auction, consisting of photo ID (passport or driving license) and proof of address (recent utility bill or bank statement dated within the last 3 months, not a mobile phone bill).

DESCRIPTION A detached former Grade II Listed church of stone and slate construction in the heart of Boscastle village, approximately half a mile from the picturesque Boscastle Harbour. A positive Pre-App has been received for a single residence, giving huge potential for conversion, subject to gaining any necessary planning consents and regulations.



There is lawned garden to the front of the property with off road parking for numerous vehicles at the rear.

VENDOR'S SOLICITORS Messrs Anthony Collins Solicitors LLP, 134 Edmund Street, Birmingham, B3 2ES.

Tel: 0121 214 3502.

Email: mohamed.karim@anthonicollins.com

LEGAL PACK Please [email](mailto:sales@djrestateagents.co.uk) requests for an auction pack to this office (sales@djrestateagents.co.uk), which will then be sent out electronically.

It is the purchaser's responsibility to inspect the legal pack, make all necessary enquiries, take legal

advice and conduct any surveys prior to the auction date.

SERVICES Mains electricity and water connected. We understand that mains drainage is available in proximity. For broadband and mobile coverage, please visit Ofcom website. Please note the Agents have not inspected or tested these services. It is up to the buyer to satisfy themselves as to the availability of services and connection cost thereto.

The property is sold subject to all Local Authority charges.

VIEWINGS Block viewings will take place strictly by prior appointment with the Auctioneers, DJR

Estate Agents & Auctioneers. Please contact the office for dates and times.

DIRECTIONS

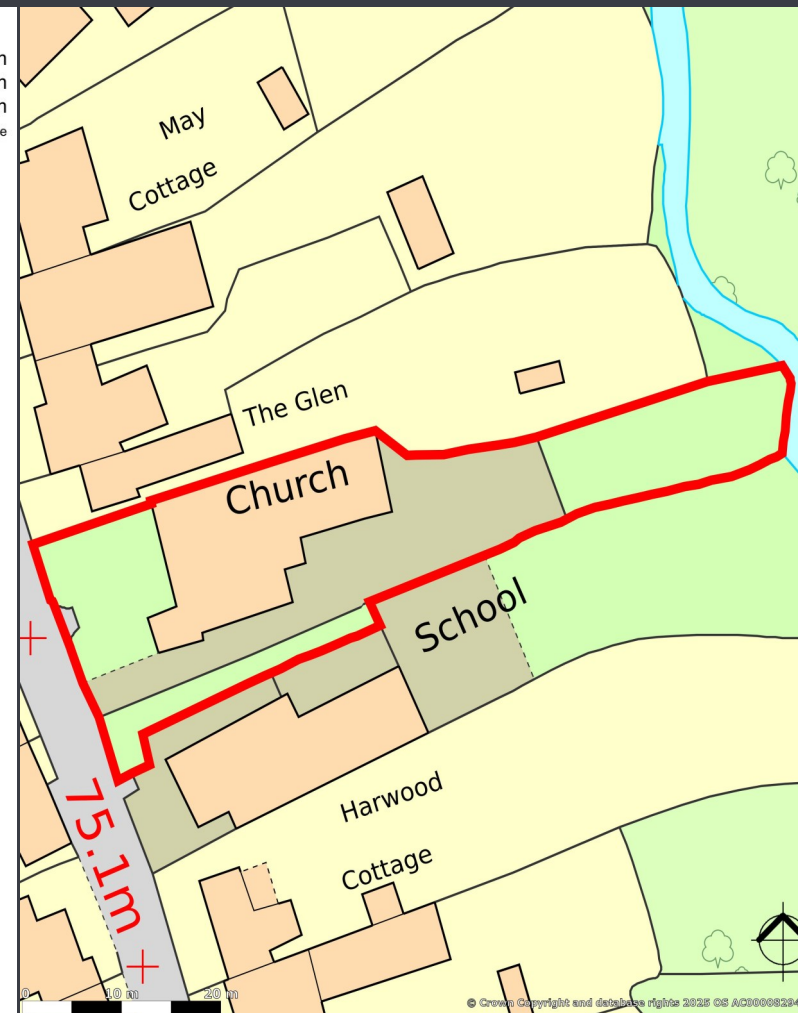
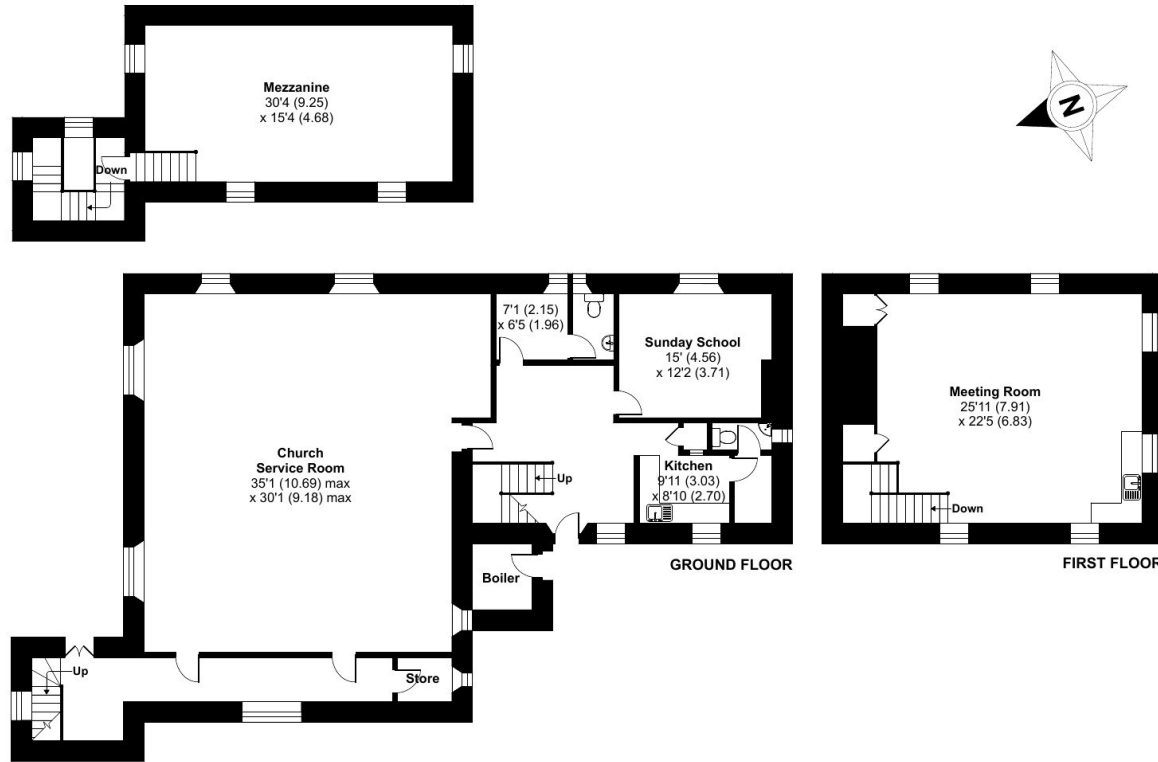
Sat Nav: PL35 0AX

What3Words: ///offstage.rope.supple

* Definition of Guide & Reserve

- Guide Price(s) are an indication of the seller's expectation.
- Reserve Price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range.
- Guide prices may change at any time prior to the auction.

Approximate Area = 3179 sq ft / 295.3 sq m
 Boiler = 37 sq ft / 3.5 sq m
 Total = 3216 sq ft / 298.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1343244

For more information or to arrange a viewing, please contact us:

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



David J Robinson Estate Agents & Auctioneers Ltd assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure these particulars are accurate, the text, photographs, plans, measurements and distances are for guidance only. The Agents have not tested or inspected any services or facilities. Interested parties must satisfy themselves by inspection or otherwise.

DAVID J ROBINSON
 ESTATE AGENTS & AUCTIONEERS