



St. Benedicts Church, Church Lane, Wood Enderby, Boston, PE22 7PQ **Guide Price: £100,000 (£900 + VAT Buyers Fee)**

Description

Located close to Lincolnshire Wolds this attractive Grade II listed rural church was entirely rebuilt in 1860 by George Hackford. The church was declared redundant in 1976 and a local well renowned architect purchased the property to be used as a storage building for his books and materials. It has remained in the same family ever since, but they are looking for a new custodian to breathe new life into the building.

Extending to around 1,612 sq ft the church comprises a nave, north aisle, chancel with a west tower and broach spire in an early English style. The property offers a unique development opportunity for a variety of uses subject to the necessary planning consents.

Directions

From Horncastle follow the A153 South and then turn left on the B1183 towards Scrivelsby. Then turn right towards Wood Enderby and as you enter the village turn right onto Church Lane and the Church can be found on your right.

<https://what3words.com/register.deny.prepped>

Town & Country Planning

The seller took some pre-application advice from East Lindsey District Council in November 2021 to establish the councils feedback on the idea of a residential conversion of the Church. A copy of this advice is available from the auctioneers, but to briefly summarise the council confirmed that the property had been out of use long enough to not need any marketing to confirm any potential community asset use. They also confirmed that the council is likely to support a residential planning application subject to a detailed conservation appraisal of the building and a full detailed planning application. Interested parties are advised to talk through their proposals with the ELDC planning team on 01507 613175 or development.control@e-lindsey.gov.uk prior to bidding on the property at auction.

Services

We understand from the seller that the property has water, electric and septic tank. However interested parties are advised that the property will be sold as seen with no warranty given on the condition of these services.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

Strictly by appointment with the auctioneers 01522 504360

Completion Date

Lot will be sold with a 10% deposit and up to 4 weeks for completion.

Solicitors

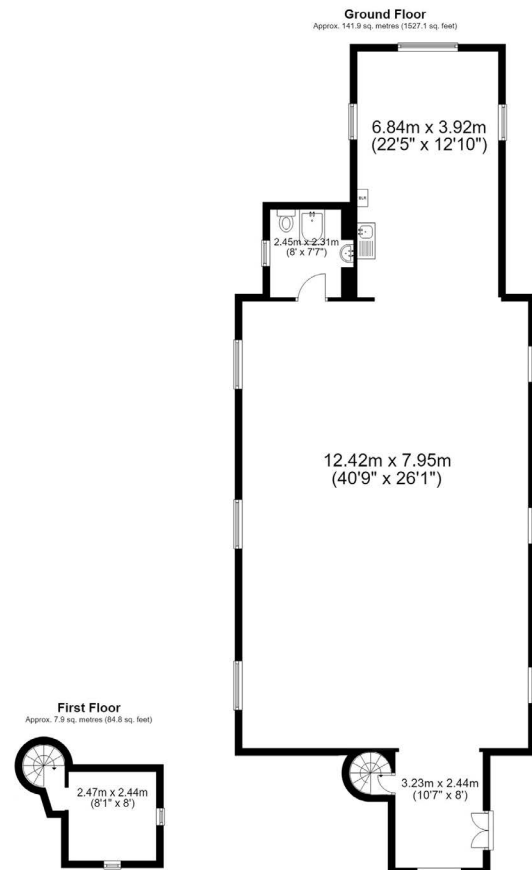
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Agent

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Total area: approx. 149.8 sq. metres (1612.0 sq. feet)
SIZE AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY.
THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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