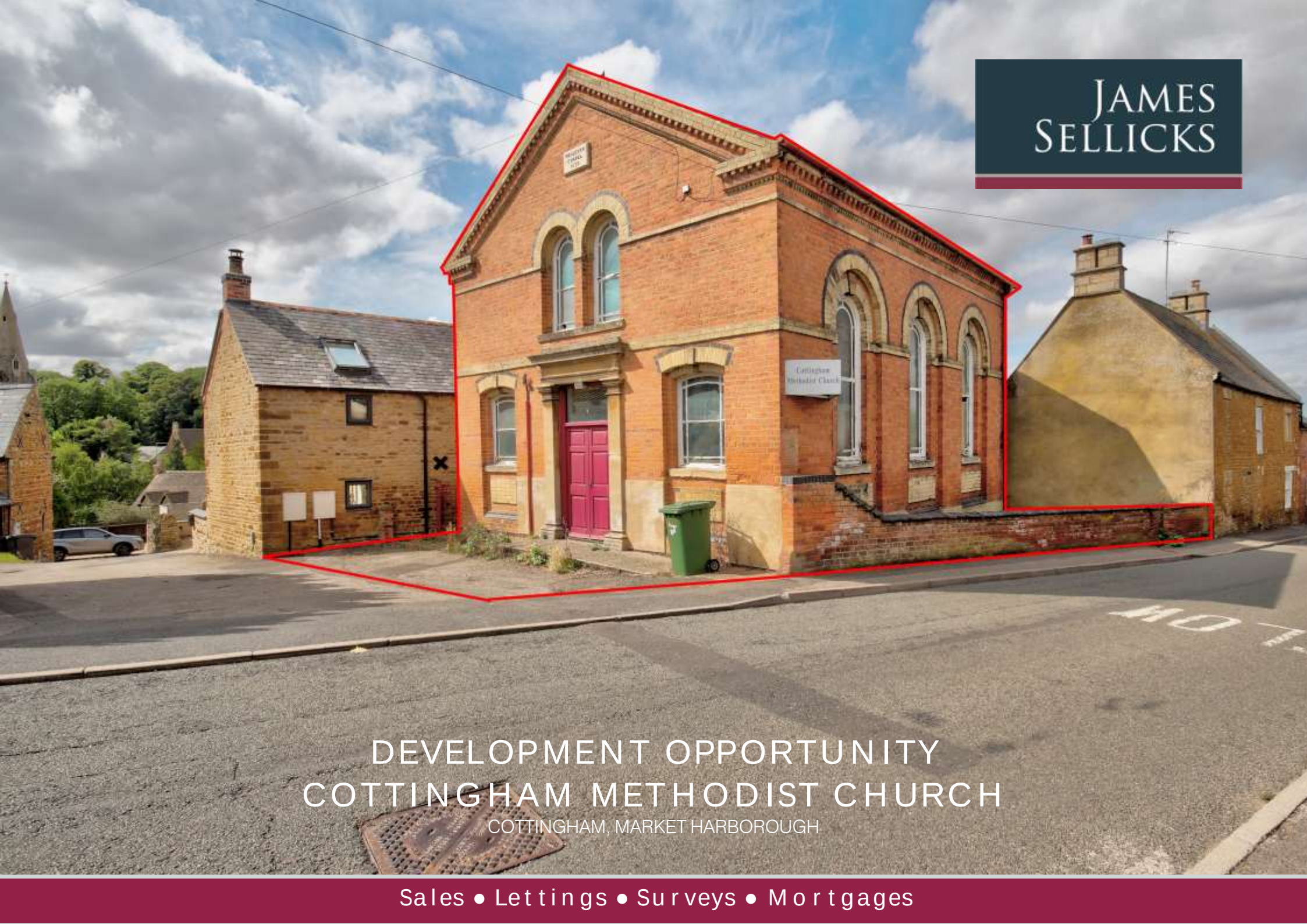




JAMES
SELICKS

DEVELOPMENT OPPORTUNITY
COTTINGHAM METHODIST CHURCH

COTTINGHAM, MARKET HARBOROUGH

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Development Opportunity at Cottingham Methodist Church

Corby Road, Cottingham
Leicestershire LE16 8XH

A unique development opportunity to acquire a former Methodist Church and adjoining church hall in a popular Welland Valley village, offering huge scope for conversion into an impressive four-bedroom residential dwelling extending to approximately 2,350 sq. ft.

The proposed scheme provides an exciting opportunity to create a substantial and characterful village home, combining generous accommodation with the distinctive features and proportions of the former church building.

Development opportunity | Scope to convert a former Methodist Church to a residential dwelling | Approx 2,350 Sq. Ft | Four bedrooms and office | Double height open plan kitchen, living/dining space | Utility room and guest cloakroom | Master bedroom with walk-in wardrobe and ensuite | Two off road parking spaces | No upward chain | Sought after Welland Valley village |

PLANNING

Planning Permission was granted on 2 September 2022 for the change of use to a residential dwelling under application ref. NC/22/00188/DPA.

Under consent NC/22/00443/DPA, a proposed conversion of the Methodist Church and adjacent church hall sees it converted into a four-bedroom residential dwelling of approx. 2,350 Sq. Ft.

Further applications have been submitted on the same basis and are currently under consideration by the Local Planning Authority.

Further information is available at www.corby.gov.uk.

PURCHASERS PACK

A purchaser's pack is available on request.

ACCOMMODATION

The building is constructed of brick walls and tiled pitched roof and currently comprises entrance hall, main reading room with a balcony seating. Adjacent is a second function room with a storage room to the side, a toilet and kitchen to the rear of the property.

OUTSIDE

Outside the property has a gravelled area to the front with a low-level brick wall to the roadside. To the gable end are two tandem parking spaces providing off road parking, granted under planning application number NC/23/00316/DPA. To the rear is a small, gravelled area surrounded by neighbouring properties.

LOCATION

Cottingham is a popular Welland Valley village on the border of Leicestershire and Northamptonshire, providing a strong local community with excellent amenities including two public houses with restaurants, a village store & coffee house, a well-supported parish church and a village hall shared with the neighbouring village of Middleton. A pre-school can be found in Middleton and a primary school in Cottingham.

The village is equidistant to the lovely market towns of Uppingham and Market Harborough, both providing a range of boutique shops, cafes, bars and restaurants, with various farmers markets. Recreational facilities in the area are excellent. Mainline rail to London St Pancras in approx. 1 hr is available from Market Harborough and Corby.

TENURE: Freehold

LOCAL AUTHORITY: Corby Borough Council

DIRECTIONAL NOTE

Proceed out of Market Harborough on the St. Marys Road eventually becoming Rockingham Road, taking the third exit at the roundabout at the A6 intersection into Harborough Road as signposted to Corby. Continue along this road; where at East Carlton take the second left hand turn to the B670, bearing left into the village of Middleton and onto Main Street. Continue into Cottingham where you take a right hand turn into High Street. After the Spread Eagle public house (right hand side), take second right into Corby Road where you will find the Methodist church on the right-hand side.

CGI for indicative purposes only



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PLEASE NOTE

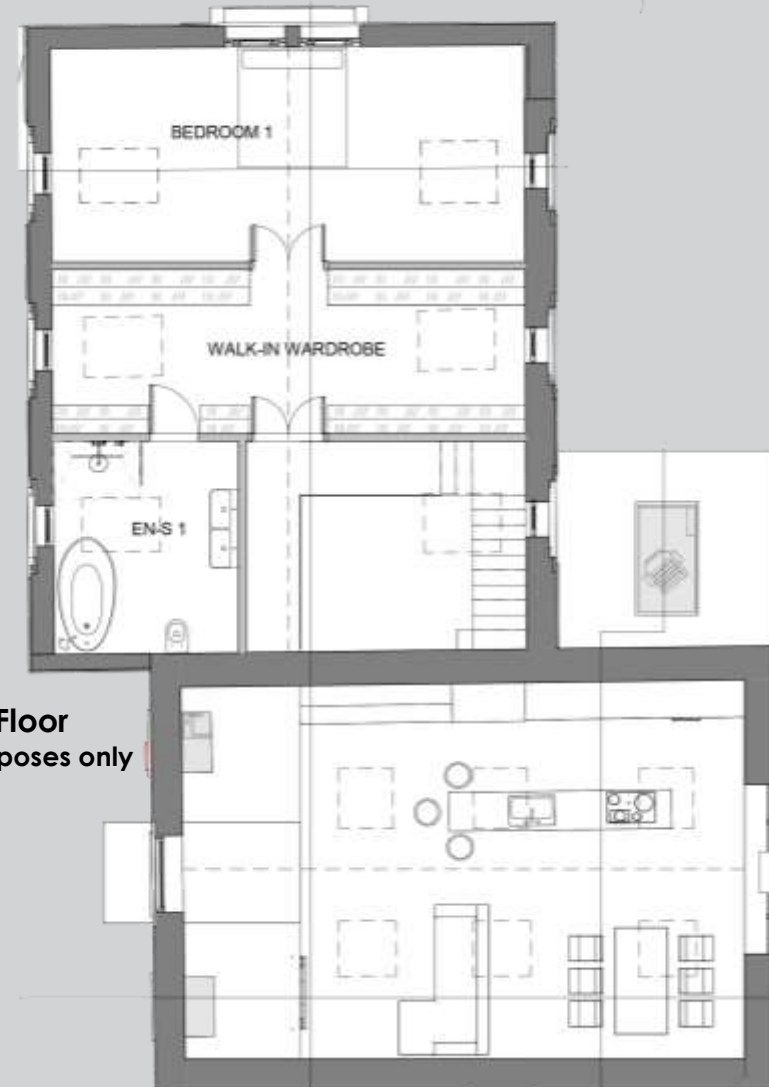
We as agents do not have information relating to the approximate build/conservation costs associated with the construction of the proposed dwelling.

Proposed purchasers are encouraged to seek independent guidance relating to material and construction costs before committing to a purchase.





Proposed Ground Floor
For indicative purposes only



Proposed First Floor
For indicative purposes only

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Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that: 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice. 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors. 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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