



The Chapel  
Martin, Lincoln

BROWN & CO







## The Chapel, Martin, Lincoln, LN4 3QT

An attractive former chapel building, most recently used as a business premises, offering a rare and exciting opportunity in the heart of the highly regarded village of Martin.

The sellers have now secured planning permission for the change of use from workshop to a single dwelling under application number 26/0486/FUL and all details can be supplied by the selling agent or visiting the NKDC planning portal. In the meantime, the property offers excellent versatility and could lend itself to a variety of potential uses (subject to any necessary consents), making it appealing to owner occupiers, investors, or business users alike.

Extending to over 3,300 sq. ft, the accommodation is arranged across two floors, providing generously proportioned and flexible internal space with scope for adaptation to suit individual requirements. Externally, the property benefits from an enclosed garden, a notable feature for a village centre building, offering private outdoor space with further potential for enhancement.



### DESCRIPTION

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### Directions

The property is located on the right hand side of the High Street as you enter the village from Moor Lane.

<https://what3words.com/seducing.swept.giggled>

### Town & Country Planning

Planning Permission has been applied for to change the use from a workshop to a single dwelling – ref no 26/0586/FUL

### Tenure & Possession

Freehold with vacant possession upon completion.

### BUYER IDENTITY CHECK

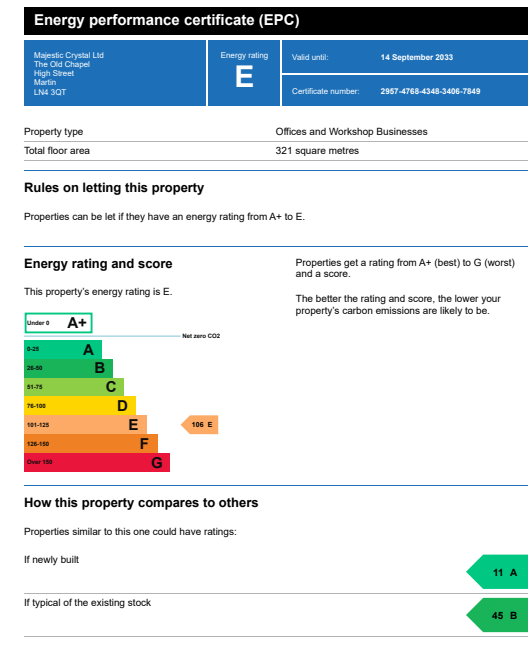
Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

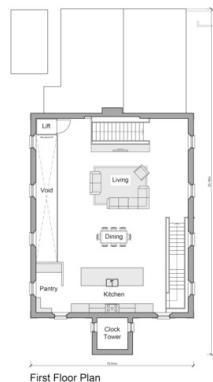
### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

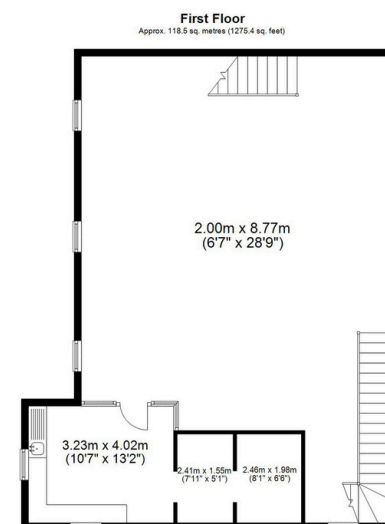
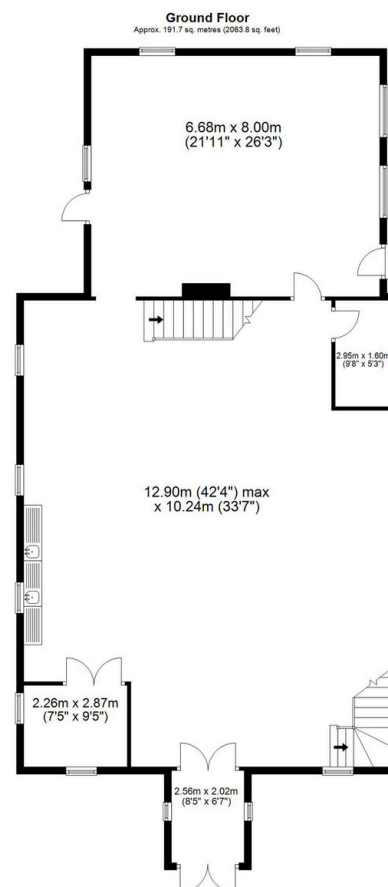
### AGENT

James Mulhall  
01522 504304  
[lincolnresidential@brown-co.com](mailto:lincolnresidential@brown-co.com)





## Proposed Floorplan



Total area: approx. 310.2 sq. metres (3339.2 sq. feet)

SIZES 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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**The Chapel, Martin**

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**Brown&Co**

5 Oakwood Road | Lincoln | LN6 3LH

T 01522 504 304

E [lincolnresidential@brown-co.com](mailto:lincolnresidential@brown-co.com)

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