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**Gosberton Clough Methodist Church, Beck Bank, Gosberton Clough, PE11 4JS**

**FOR SALE: Guide Price £210,000**

Methodist Church with Ancillary Areas

Planning Consent granted for conversion to a 4-bedroom residential property

Peaceful rural location in the centre of Gosberton Clough

Large plot area to the west and north with fruit trees

Site area approx. 3,423m<sup>2</sup> (0.80 acres)

SPALDING 01775 766766

BOURNE 01778 420406

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## LOCATION

The property is situated in a semi-rural location, but close to the centre of the village of Gosberton Clough, some 4 miles east of Gosberton, and 8 miles from Spalding. The village has limited local facilities but does have a Primary school and School Bus service to Spalding and Boston. The town of Spalding has a full range of shopping, leisure and other facilities, secondary schools, and bus and train stations, connecting to Peterborough, which has onward services to London's Kings Cross (within 50 minutes).

## DESCRIPTION

The property comprises a Methodist Church, built in 1935, and lies fairly central to the village of Gosberton Clough, which is itself a small rural village lying about 8 miles to the west of Spalding. We understand the property comprises one Land Registry Title, LL304477. The property is not a Listed Building, nor in a Conservation Area.

The property has an overall frontage to Beck Bank of approximately 108 metres, and an average depth of a maximum depth of 64m. Based on the Land Registry Title Plan, the site extends to approximately 3, 243m<sup>2</sup>, measured using our Promap Ordnance Survey mapping system. On a gross internal floor area basis, the building extends to approximately 197m<sup>2</sup> (2,121 sq. ft.), with the Church buildings sited towards the south of the plot, with a large area of garden/ground to the west and north, and parking to the south.

The property comprises two adjoined buildings of brick and predominantly clay tile construction, with the side extension having a mineral felt flat roof. The Church halls have a number of large arched stain glass windows to the north, west, and south elevations, and a small circular window to the south (front) façade. The doors to the buildings are timber, with the main entrance door being on the southwest side elevation, and there are other doors to the east and north sides. Internally the building is formed of 2 main Halls, with kitchen/2 No. Wc's, store and Vestry areas being off the rear Church Hall. The buildings have electric panel wall heaters to various parts, and an electric hot water heater in the kitchen.

The building is of single floor layout at present but only has internal ceiling heights of 5.28m/5.70m and the internal eaves heights of the building are approximately 4.15m/4.49m.

## ACCOMMODATION

Accessed from west door:

West Porch:	
Front Church area:	10.32m x 7.76m
Rear Church area:	6.39m x 11.96m
Rear Kitchen:	4.12m x 2.56m
Vestry:	2.68m x 1.83m
Store:	3.72m x 2.49m
2 No. WC's	
Rear lobby and door to east side	

## OUTSIDE

The property has an 'in and out' driveway with gates to the 2 accesses, and a gravelled area to the front of the building for parking for approximately 10 cars. It has a large garden area to the north and west, which is to grass and has been planted with fruit trees.

## METHOD OF SALE

The property is for sale by private treaty. **It should be noted that an overage clause will apply should the property be used for more than a single dwelling.**

## PRIVATE DRAINAGE SYSTEM

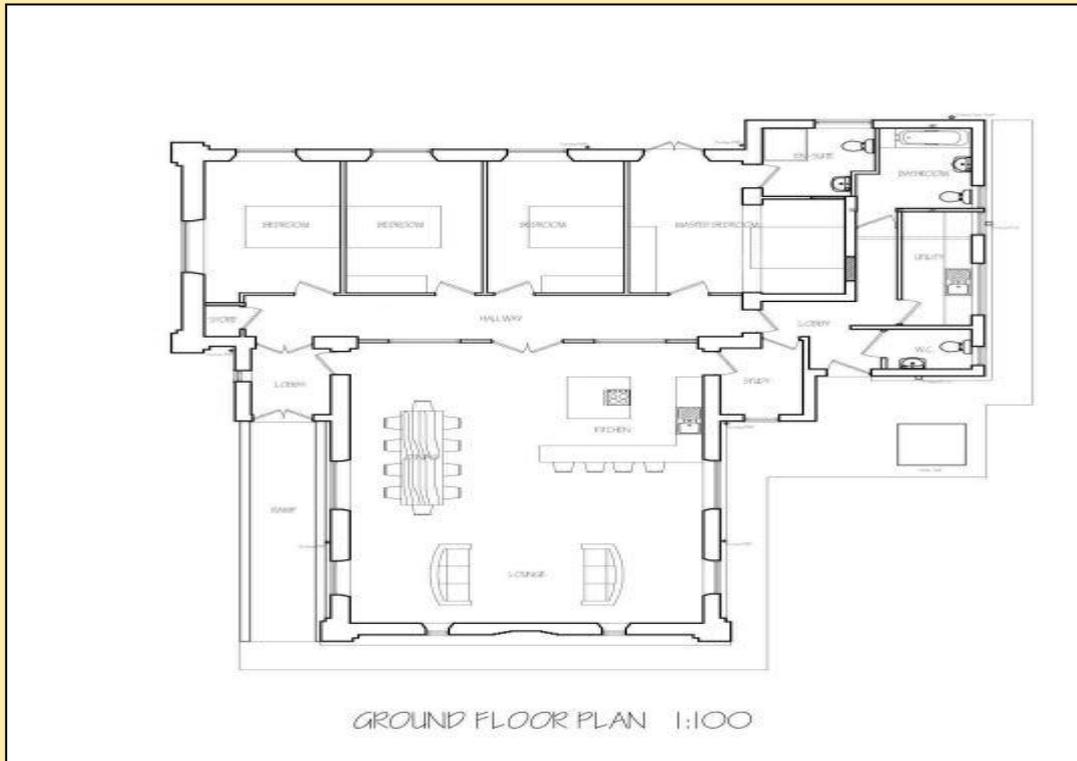
The property has a private drainage system, and buyers must satisfy themselves that it will meet current 'General Binding' rules, and should the current system require updating, the proposed buyer will be expected to cover the cost.

## PLANNING

Planning consent has been granted for the conversion of the Church to a single dwelling, having a single storey layout, with an open plan Living/Dining/Kitchen space, and 4 bedrooms – Ref H08-0166-25. Interested parties are invited to make their own enquiries with South Holland District Council (Tel: 01775 761161).

An existing Residential Gypsy/Traveller site abuts the north boundary of the property.





#### TENURE

Freehold with vacant possession.

#### SERVICES

Mains electricity and water are connected to the property. The building has electric panel heaters and a water heater in the kitchen, but no fixed heating system. It is served by a private drainage system, the tank for which is in the northern part of the plot.

#### LOCAL AUTHORITIES

Water: Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA CALL: 08457 919155

District & Planning: South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE CALL: 01775 761161

County & Highways: Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL CALL: 01522 552222

Electricity: National Grid - New Supplies - Customer Application Team, Tollend Road, Tipton, DY4 0HH  
CALL: 0121 623 90076 Email: [wpdnewsuppliesmids@westernpower.co.uk](mailto:wpdnewsuppliesmids@westernpower.co.uk)

#### PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

#### Ref: S11748 / Mar 26

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.

**VIEWING** – The property can be viewed at any time from the roadside; however viewings are by appointment only to make a full inspection of the property internally. Contact the selling agents.

#### ADDRESS

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