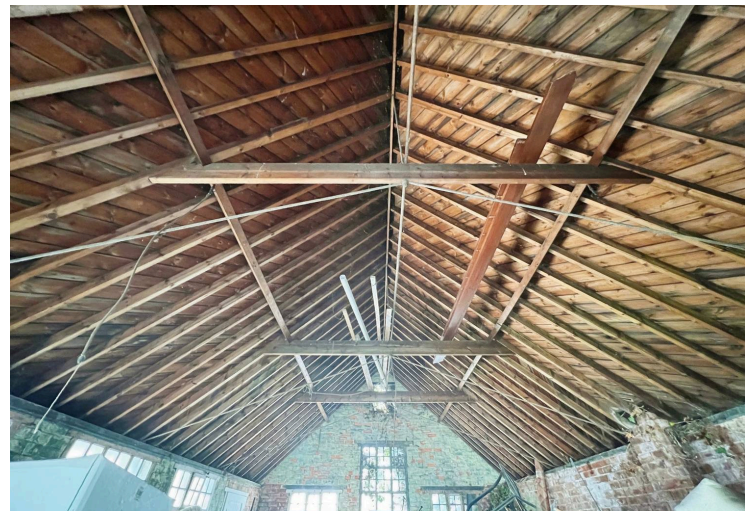


## The Chapel, Cecil Street, Grantham

£84,500 Freehold

Ideal Project · Previously Granted Planning Approval · Huge Potential · Close To Grantham Town Centre · Fantastic Links To Amenities · Short Walk To Train Station · Attention Investors · Viewing Highly Advised





## GRANTHAM

The property is situated close to the town with all its amenities and the railway station. Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross with a journey time from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

## AGENTS NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

## NOTE

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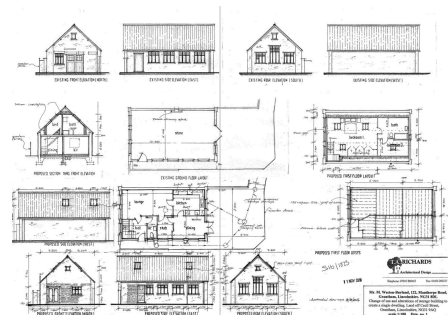


An excellent opportunity to acquire a property with significant potential to create a bespoke home. The building previously benefited from planning consent for conversion into a well-proportioned two-bedroom maisonette, offering a strong foundation for redevelopment. A new roof has recently been completed, in addition to a new drainage system, further enhancing the site's readiness for transformation.

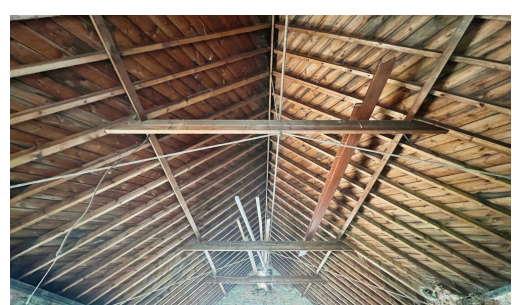
The property is conveniently situated within easy reach of Grantham town centre, which provides a comprehensive range of amenities including well-regarded schools, independent and high street shops, supermarkets, and a selection of pubs and restaurants. Transport connections are particularly strong, with straightforward access to the A1 in both directions and Grantham railway station offering direct services to London King's Cross in just over an hour.

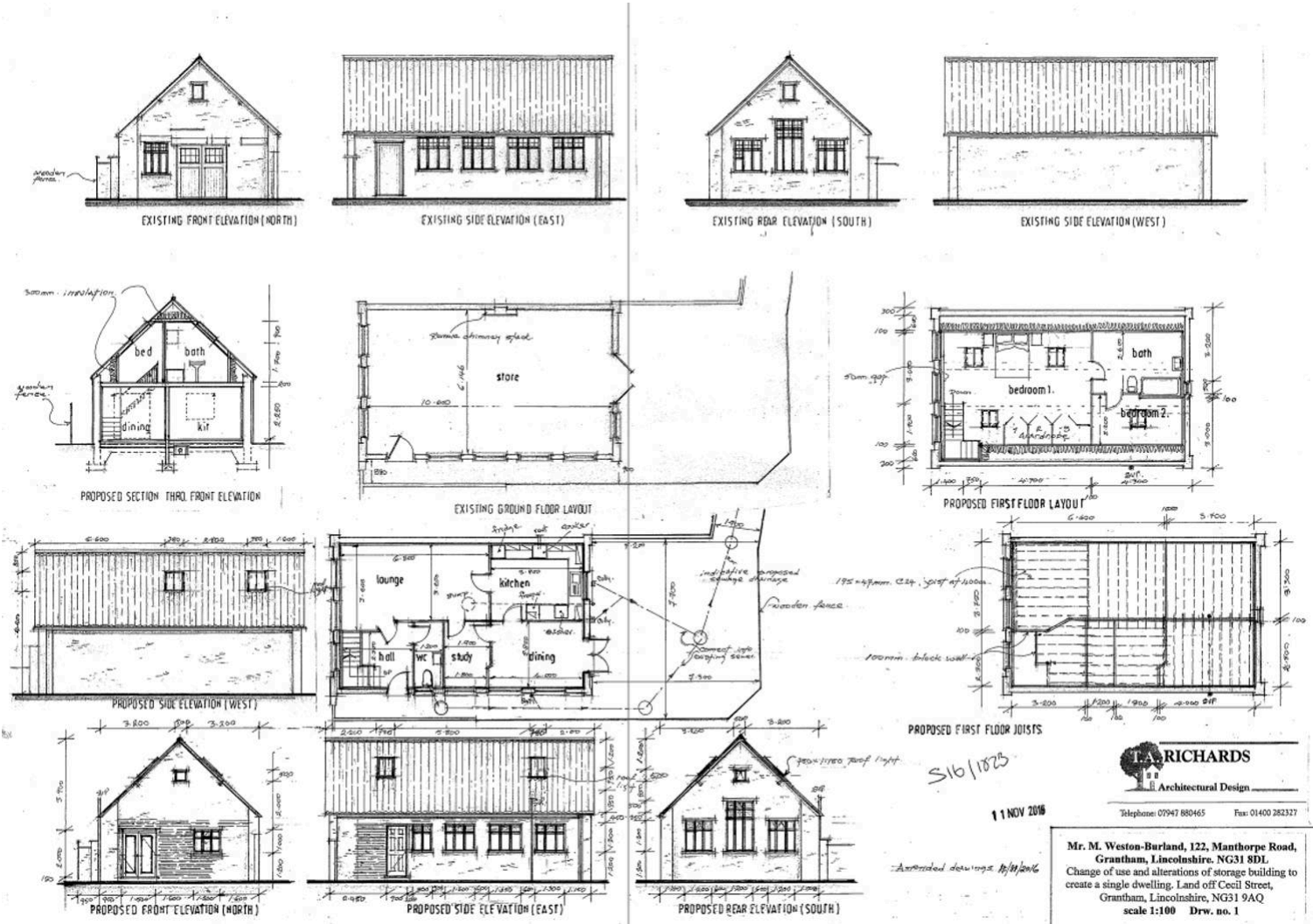
Council Tax band: TBD

Tenure: Freehold



- Ideal Project
- Previously Granted Planning Approval
- Huge Potential
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- Fantastic Links To Amenities
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