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High Street, Binbrook



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Guide price £75,000



For Sale by Modern Method of Auction - UNIQUE OPPORTUNITY. Substantial Detached former chapel for conversion to a detached house! On street parking and GARDENS. NO ONWARD CHAIN

Key Features

- For Sale by Modern Method of Auction
- Unique Opportunity for Conversion
- Detached Former Chapel
- Potential 3 Bedroom Detached House
- Full of Character & Charm
- Gardens & On Street Parking
- EPC rating D
- Tenure: Freehold



For Sale by Modern Method of Auction - UNIQUE OPPORTUNITY. Substantial Detached former chapel for conversion to a detached house! On street parking and GARDENS. NO ONWARD CHAIN

This substantial former chapel offers a rare opportunity to create a distinctive and spacious home, rich in character and located within a scenic and highly regarded Wolds village. With its impressive proportions and unique features, the property is ideally suited to a high-quality residential conversion.

The former Chapel offers a unique opportunity to create an interesting and spacious home benefits from a temporary kitchen and shower room, providing practical facilities during the conversion process.

Further benefits include mains water and drainage, three-phase electrics, fibre broadband and a log burner, offering a strong foundation for development and helping to reduce initial setup costs.

Situation

Situated in the charming village of Binbrook which has a wealth of amenities including a good primary school and early years centre, GP surgery, Post office, Village store, Take away, Hairdressers and Village Pub. Binbrook is just 8 miles from the popular market town of Market Rasen, 9 miles from the market town of Louth and 12 miles from Grimsby.

Kitchen

temporary kitchen with fitted storage units, stainless steel sink unit and water.

Shower Room

temporary shower room with 3 piece suite comprising low level WC, pedestal hand wash basin and shower cubicle (not connected to drainage)

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

Auctioneer Comments

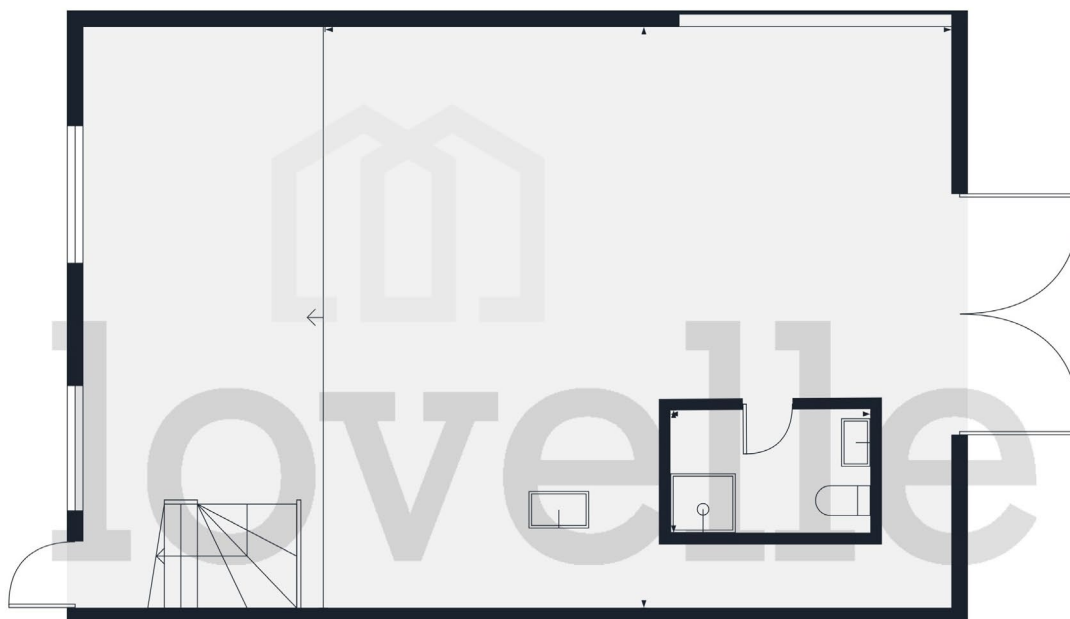
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 6.0% of the purchase price including VAT, subject to a minimum of £7,200.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

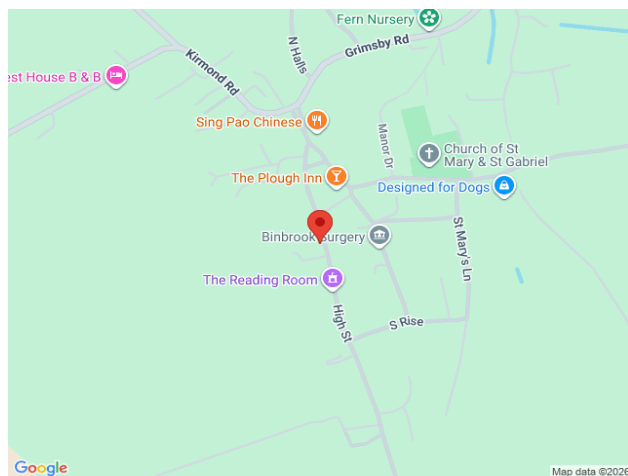
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



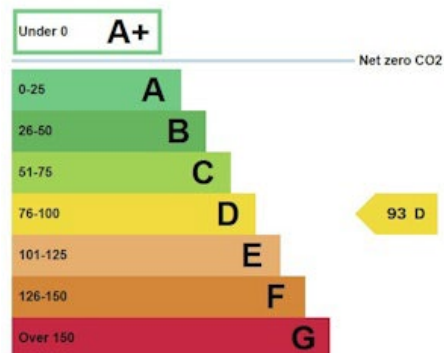
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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This property's energy rating is D.



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