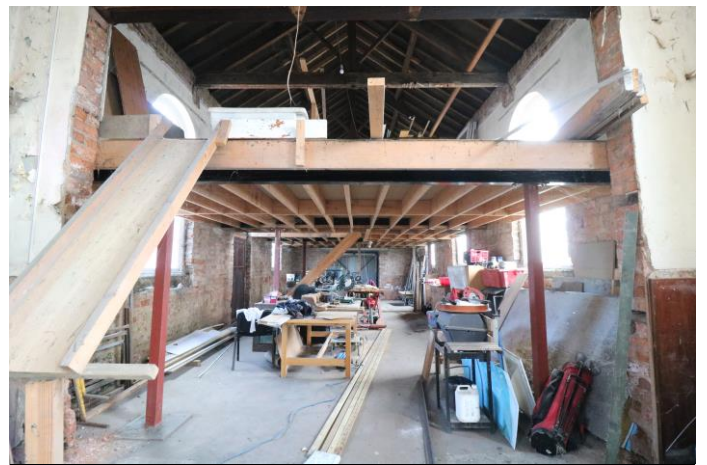


**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## **Eastoft Methodist Church, High Street, Eastoft, DN17 4PA**

• Detached Chapel and School House building with Planning Permission to convert for Residential/Training Room use • Prominent High Street location • Off street car parking • Building work commenced • PVCu double glazing • Imaginative conversion scheme of an historic building (a non designated heritage asset) • Works commenced including construction of mezzanine •



**£99,950 NO CHAIN**

## **LOCATION**

Situated in the unspoilt village of Eastoft which is located on the A161 about 8 miles south of Goole and 3 miles north of the well served town of Crowle.

The property is located centrally within the village with western frontage to Yorkshireside (A161) and eastern frontage to the High Street.

## **DESCRIPTION**

Originally constructed in 1869 as the Primitive Methodist Chapel and School House the building is of traditional brick construction with a more modern concrete tiled roof and replacement windows and doors.

Planning permission (App No PA/2018/73) was granted to convert the building as follows:

### **UNIT 1**

Ground Floor – Training Room

First floor – Kitchen and Living Room, 2 En-Suite Bedrooms.

Gross internal area about 132m<sup>2</sup>.

### **UNIT 2**

Ground Floor – Living Room/Kitchen, 2 Bedrooms and Shower room.

Gross internal area about 46m<sup>2</sup>.

The owner has confirmation from the local planning department that the planning permission is implemented following Building Control inspections.

Copies of the proposed layout plans are available from the selling agents.

## **SERVICES (not tested)**

- Mains water, electricity and drainage all connected.

## **TENURE**

Freehold.

## **OUTGOINGS**

Council Tax and Rateable Value not yet assessed.

## **VIEWING**

Strictly by prior appointment through Grice & Hunter 01427 873684



**23 High Street, Epworth,  
Near Doncaster DN9 1EP  
Tel: (01427) 873684  
epworth@gricehunter.co.uk**

**7 Priory Place,  
Doncaster DN1 1BL  
Tel: (01302) 360141  
doncaster@gricehunter.co.uk**

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3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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