

RAPLEYS

FOR SALE Baptist Chapel

rapleys.com
0370 777 6292

Little Thetford Baptist Chapel, Main Street,
Little Thetford, Ely CB6 3HA

CONTACT **Graham Smith**
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Residential conversion
opportunity subject to planning
permission

Redundant Chapel and grounds

Good condition

Available for variety D1
planning uses

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Location

Little Thetford is a small East Cambridgeshire village two miles south of Ely with a population of about 800, largely bypassed by the A10 between Cambridge and Ely. The Chapel is in the centre of the village close to amenities. An ideal location for commuting by train from Ely with routes to East Anglia, The Midlands and London.

Description

The Chapel dates from 1867 and is set immediately to the rear of the public highway and path with a garden at the rear. The gardens at the rear include a small graveyard that has not been used for many years and the headstones are no longer in place.

The Chapel consists of a traditional brick built building under a pitched tiled covered roof. The accommodation provides a main worship space, with a later extension of a kitchen some 25 years ago at the rear. The windows are replacement PVCu double glazed units.

The property has gardens with burials. Please understand that it is not consecrated ground, but is subject to the terms of The Disused Burial Grounds (Amendment) Act 1981.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Sanctuary area	63.77	686
Kitchen	17.33	187
Total	81.10	873

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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Tenure

Freehold Land Registry Title CB348031.

Terms

Offers over £100,000 for the Chapel and grounds.

Rating

The Chapel is exempt from business rates. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available on www.gov.uk/correct-your-business-rates.

Energy Performance

Energy Performance Asset Rating: Exempt.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

By appointment with Rapleys, the sole agent.

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