

**RAPLEYS**

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**0370 777 6292**

## FOR SALE **Former Baptist Church**

Prickwillow Baptist Church, Main Street,  
Prickwillow, Ely CB7 4UN

CONTACT **Graham Smith**  
07467 955294 | graham.smith@rapleys.com



Residential conversion  
opportunity subject to planning  
permission

Redundant church and grounds

Suitable for variety of D1  
planning uses

Available immediately

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### Location

Prickwillow is a small East Cambridgeshire village five miles north east of Ely with a population of about 440, largely bypassed by the A10 between Ely and King's Lynn. The church is close to the centre of the village and is in an ideal location for commuting by train from Ely with routes to East Anglia, Stansted Airport, The Midlands and London.

The church has a redundant red phone box in the layby on Main Street (B1382) to the side of its frontage, close to the new village hall.

### Description

The chapel dates from 1875 and is set back from the road with gardens to the front, side and rear, sufficient to create off road parking, subject to planning.

The chapel consists of a traditional brick built building under a pitched slate covered roof, with exposed timbers and trusses internally. The accommodation provides a main worship space with a room to the rear that has a kitchen area and a later extension of a toilet (suitable for disabled use) with a boiler room. The property has oil fired central heating.

The property retains many original features and has been kept in good condition considering its age. The sanctuary has a balcony to three sides, viewing the ground floor, dais and organ.

The property has gardens with no obvious burials or any that are known of.

The property currently has D1 planning for use as clinic, health centre, nursery, church and other non-residential institutions. A change of use to residential would require planning permission. The property is not listed.







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### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Foyer	8.32	90
Sanctuary	93.45	1,006
Kitchen	35.06	327
WC and boiler room	-	-
Balcony (sloping floor)	44.20	476
<b>Total</b>	<b>181.30</b>	<b>1,949</b>

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.

### Tenure

Freehold. Land Registry Title CB338342.

### 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 the [Government website](https://www.gov.uk/government).

### Energy Performance

As a place of worship the property is currently exempt from the Energy Performance Certificate requirement.



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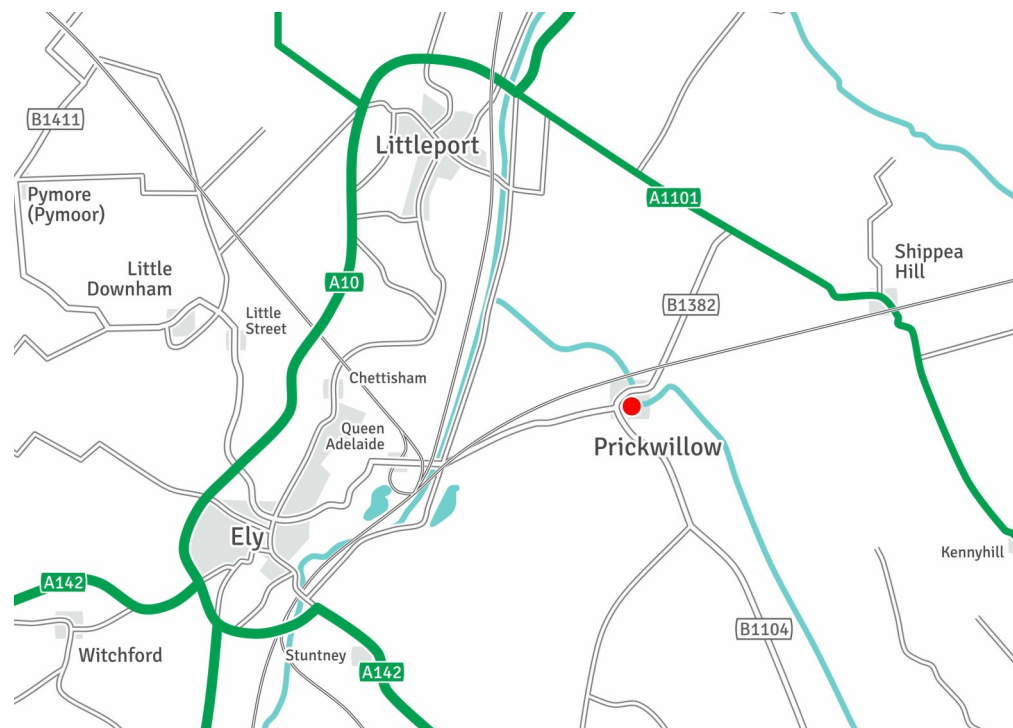
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### VAT

There is no VAT liability.

### Viewing

Strictly by appointment with the sole agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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