

RAPLEYS

FREEHOLD FOR SALE Church

rapleys.com
0370 777 6292

Former Brafield Baptist Church, Chapel Lane,
Brafield-on-the-Green, Northampton, NN7 1BS

CONTACT **Graham Smith**
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Residential Conversion
Opportunity STP

Existing F1 (D1) Planning Use –
Place of Worship

Village location rural
Northamptonshire

Offers invited for the Freehold

Immediately available

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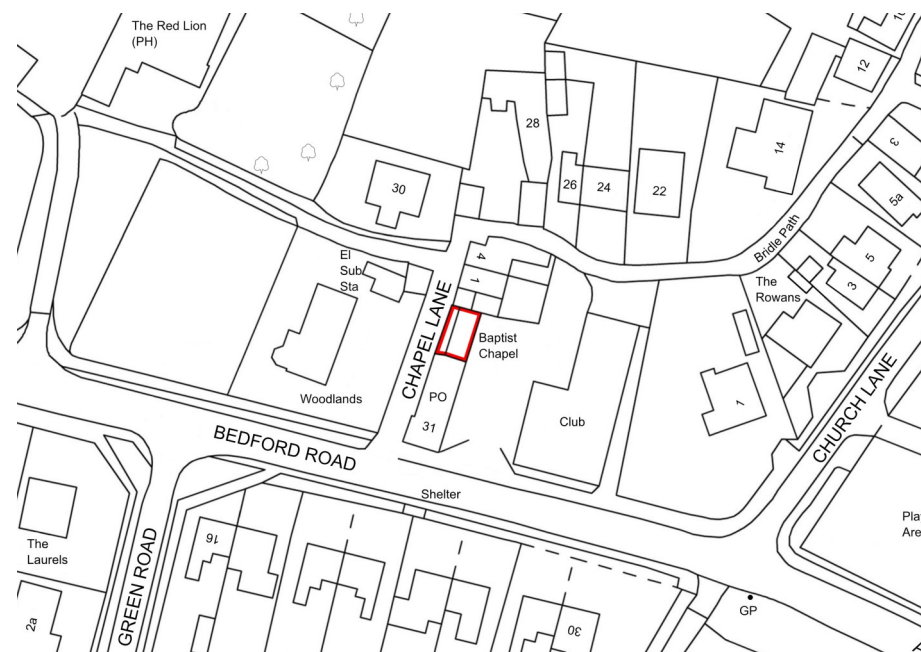
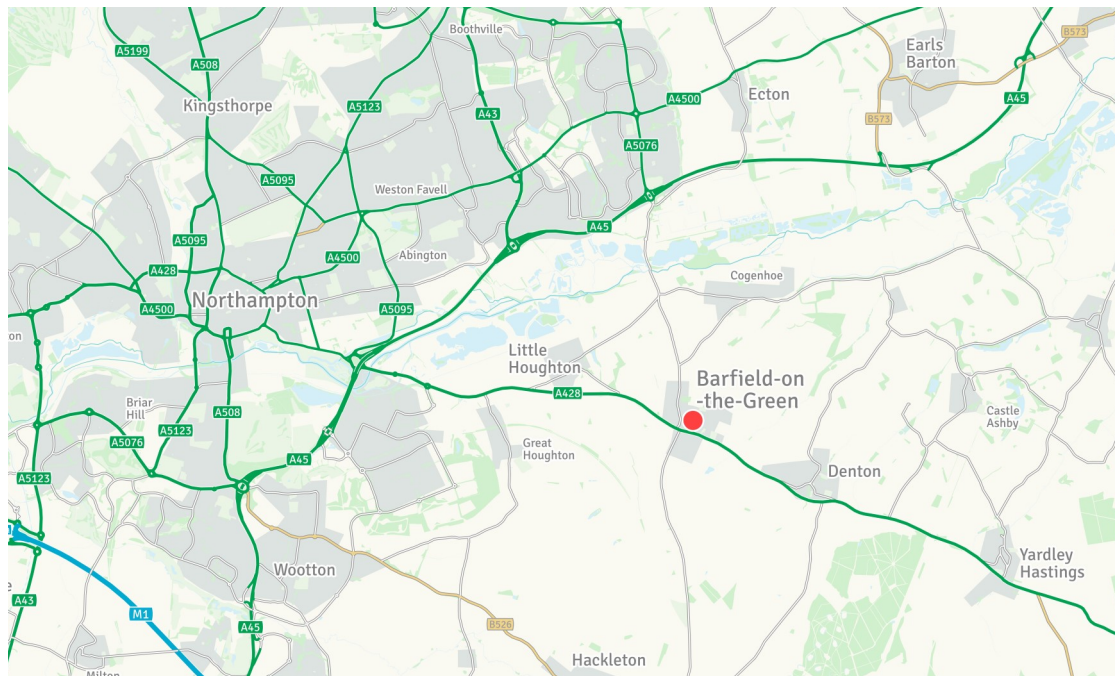
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Location

Brafield is a small picturesque village in rural Northamptonshire with many attractive properties within the village just 4 miles from Northampton and 16 miles from Bedford. The village population is approximately 700.

Brafield is located on the A428 and has an hourly bus service between Northampton and Bedford.

The property is in the centre of the village within walking distance of the village amenities including the pub. Chapel Lane is a no through road beside the Village Stores.



Description

The property is not listed but dates from 1829. The masonry walls are pebble dash finished and the building has replacement PVCu double glazed units. The church has been closed and out of use for a few years, but is now available in anticipation of another church use or the conversion for residential use; planning permission will be required and will be the responsibility of the purchaser.

The building occupies almost the whole site. It does not have a car park. To the front is a small garden of remembrance with a few burials.

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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Church Sanctuary	41.76	449
Porch	1.16	13
Total	42.92	462

	Hectare	Acre
Total Site Area	0.006	0.15

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: NN373221

Terms

Offers are invited for the freehold in excess of £35,000

Offers are invited on an unconditional basis. Should a party wish to stipulate any conditions these should be clearly set out with the offer.

Proof of funding is requested with all formal offers. The vendor reserves the right not to accept the highest or any offer.

Rating

The property is not currently listed by the VOA as having a business rates liability. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Energy Performance

Energy Performance Asset Rating: Exempt as a place of worship.

VAT

The property is not registered for Vat: there is no current liability.

Viewing

By appointment with Rapleys, the sole agents, please contact Graham Smith 07467 955294 graham.smith@rapleys.com.



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