

FOR SALE

Ailsworth Methodist Church

Main Street, Ailsworth PE5 7AF



Contact
Graham Smith 07467 955294
graham.smith@rapleys.com

Location

Ailsworth is approximately four miles west of Peterborough. Other notable destinations are Stamford, eight miles to the northwest and Leicester thirty-six miles to the west.

The village has some rural bus routes but there is no railway connection. The local road network is busy with village residents but not through traffic which uses the A47 bypass, linking with an intersection to the A1 just a few miles away.

The population of Ailsworth is approximately 650.

The village is an attractive location popular for commuter links with Peterborough and other larger conurbations having a rural outlook and community feel.

The village has a few local resources including a medical surgery and recreation park. The village is closely associated with Castor where there are a couple of pubs.

Description

The building has two distinct parts suggesting that one part was an addition at a later date, The original part of the church dates from 1860 and has an attached hall to the rear.

The single building occupies almost the whole site. There is a small garden area to the front of the church. There is a side access for direct admission to the hall at the rear.

The site is located at the rear of the footpath with a generally level aspect. There is very little space to the rear of the building.

The property has not been in use since mid-2022 but presents in good condition especially considering its age.

The structure is of a mix of solid masonry construction. The floors are typically suspended and of timber. The roof is pitched with slate covering where visible. The windows are a mix of single glazed timber framed and double glazed PVCu units to the rear hall.

Terms & Tenure

Freehold

Rating

Church properties are 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 at www.gov.uk/calculate-your-business-rates.

VAT

All figures quoted are exclusive of Value Added Tax which will not be charged.

Energy Performance

Churches are exempt from EPC ratings.

Church and hall (F1 use)

Vacant Possession

Development Opportunity (STP)

Not Listed



Offers in the region of £280,000

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Foyer	14.24	153
Sanctuary	58.47	629
Rear Hall	53.27	573
Kitchen	3.08	33
Side Porch	3.84	41
Disabled Toilet	4.59	49
Total	137.49	1,478
	Hectare	Acre
Total Site Area	0.023	0.056



Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly by appointment with the sole agent, Rapleys. Please contact:
Graham Smith 07467 955294
graham.smith@rapleys.com

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross 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.

Total Site Area

0.023 hectares

0.056 acres





For further details contact:
Graham Smith 07467 955294
graham.smith@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.
Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.
Misrepresentation Act: These particulars are produced in good faith and believed to be
correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their
accuracy and they are not intended to form any part of a contract. No person in the
employment of Rapleys or their joint agents has authority to give any representation or
warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These
particulars were produced in January 2024.

rapleys.com
0370 777 6292

RAPLEYS