

FOR SALE

Aldwincle Baptist Church

Main Street, Aldwincle, NN14 3EL



Contact

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Location

The Northamptonshire village of Aldwincle offers country pubs, primary school and a few other local amenities.

Aldwincle is a parish in North Northamptonshire with a population of approximately 350. The nearest towns are as follows:

- Thrapston 4 miles south
- Kettering 12 miles west
- Corby 12 miles northwest
- Oundle 5 miles north

Larger cities and conurbations in the area are:

- Peterborough 19 miles east
- Northampton 25 miles south
- Leicester 37 miles west

Access to the church is via the pedestrian entrance from Main Street, and the plot opens up at the rear of neighbouring houses and buildings to back onto farmland. There are small gardens to one side, rear and front of the church, otherwise the building is close or rests on the boundary.

Description

The original parts of the church date from 1823. It is of red brick masonry construction with hipped pitched roof with slate covering. The windows are timber sash single glaze design. There is a loft space. The church retains a few memorials on the walls that are not being removed prior for the sale. The small pulpit remains in situ.

Entrance to the church from the front elevation is to a foyer area that has been formed by filling in the space under the balcony which is accessed by a narrow stick balustrade staircase. There is a small kitchen to the side before moving on to enter the sanctuary area.

The property has water, drainage and electricity utilities. There is no gas service in the village. Interested parties should make their own enquiries to ascertain suitability of utilities.

The church has no burials in the gardens around, but there are reported to be two historic memorial stones under the floor within the building, which have been relocated away from the original burial location.

The building is Grade II listed; Historic England listed No 1371890.

The property is title NN264066 at Land Registry.

**Attractive historic building
in a village setting**

Grade II Listed

**Residential redevelopment
opportunity (stpp)**

Vacant Possession

immediately available

Offers in the
region of
£150,000

Viewing

Strictly by appointment with the sole agent, Rapleys.

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Accommodation

The property provides accommodation in accordance with the schedule, below:

Church	Sq m	Sq ft
Ground floor		
Entrance Foyer	17.13	184
Sanctuary	69.93	750
Kitchen	4.79	52
Total Ground Floor	91.55	986
First Floor		
Balcony	25.69	277
Net Internal Area	117.24	1,263
Gross Internal Area	135.05	1,454
	Hectare	Acre
Total Site Area	0.037	0.09

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.

Terms & Tenure

Offers in the region of £150,000 are invited for the freehold.

Rating

Churches are exempt from Business Rates. Charities and others should take advice from the Local Authority regarding possible rates liability or reliefs that may be available for alternative uses.

Energy Performance

Churches are exempt from requiring EPC's.

VAT

The property has not been elected for VAT purposes.

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.

Total Site Area

0.09 hectares

0.037 acres

*Area in green is excluded.





For further details contact:
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