

FORMER CHAPEL WITH POTENTIAL FOR CONVERSION/EXTENSION



SACRED HEART CATHOLIC CHURCH, ABBOTS BROMLEY, STAFFORDSHIRE, WS15 3DD

- Historic Chapel in centre of Village Conservation Area
- 714ft² (66.4m²) with scope for extension
- Suitable for a variety of uses
- Generous plot with ample parking

LOCATION

The property is located close to the centre of Abbots Bromley, off a short cul-de-sac known as Church Lane. This in turn leads to Bagot Street (B5014), which is the main route running through the village, and it is therefore well placed to benefit from local amenities. Abbots Bromley is a village in the parish of east Staffordshire district of Staffordshire which lies approximately 9.8 miles east of Stafford.

The property is located in the Abbots Bromley Conservation Area.

DESCRIPTION

The property comprises a detached building which is thought to be constructed of brick, however the majority of the elevations have been rendered. There is a further single storey extension to the side and the rear which provides ancillary accommodation including a vestry and toilet.

The roof is assumed to be formed of a timber substructure with dual pitches covered in clay tile. The extension also has a pitched roof and is covered in clay tiles.

Fenestration appears to be of timber construction with single glazing. The windows to the original chapel are leaded and there is a stained glass window above the original location of the altar.

Internally the walls are plastered with various painted finishes. The main chapel floor is of oak herringbone. The ceiling of the main chapel is vaulted making an attractive feature.

We understand that the church is built somewhere between 1836 and 1841 in the garden of a parishioner.

To the left-hand side and rear of the property is a tarmac surfaced car park. This leads to an area at the rear which is surrounded by a brick wall thought to be the site of a former garage building.

ACCOMMODATION

Description	m ²	ft ²
Main Chapel	51.95	559.19
Side Room/Vestry	9.52	102.47
Toilet	4.93	53.06
Total	66.4	714.72

PLANNING

The site lies within the jurisdiction of the East Staffordshire Borough Council. We assume that the current use falls within class F1 (f) Place of Worship. Alternative uses are likely to be acceptable subject to obtaining the relevant consents.

The property is located within the Abbots Bromley Conservation Area

SERVICES

We understand that mains services are available to the property. Interested parties to carry out their own enquiries.

BUSINESS RATES/COUNCIL TAX

We understand that as a place of worship the property is exempt from Business Rates. Alternative uses may result in a liability for Business Rates or Council Tax.

GUIDE PRICE

Offers invited in excess of £175,000 (One Hundred and Seventy Five Thousand Pounds).

A date for the submission of "final and best bids" for this property has been set for midday on Thursday 28th March 2024.

TENURE

The freehold interest is for sale with vacant possession. Restrictive covenants as to use will be included in the Transfer of the property to ensure that an approved development is carried forward.

LEGAL COSTS

Each party will bear their own legal costs in this transaction.

VIEWING

Viewings by appointment only. All enquiries to First City 'The Property Consultancy' on 01902 710999 quoting reference 5230. Ask for Christopher Bywater chris@firstcity.co.uk

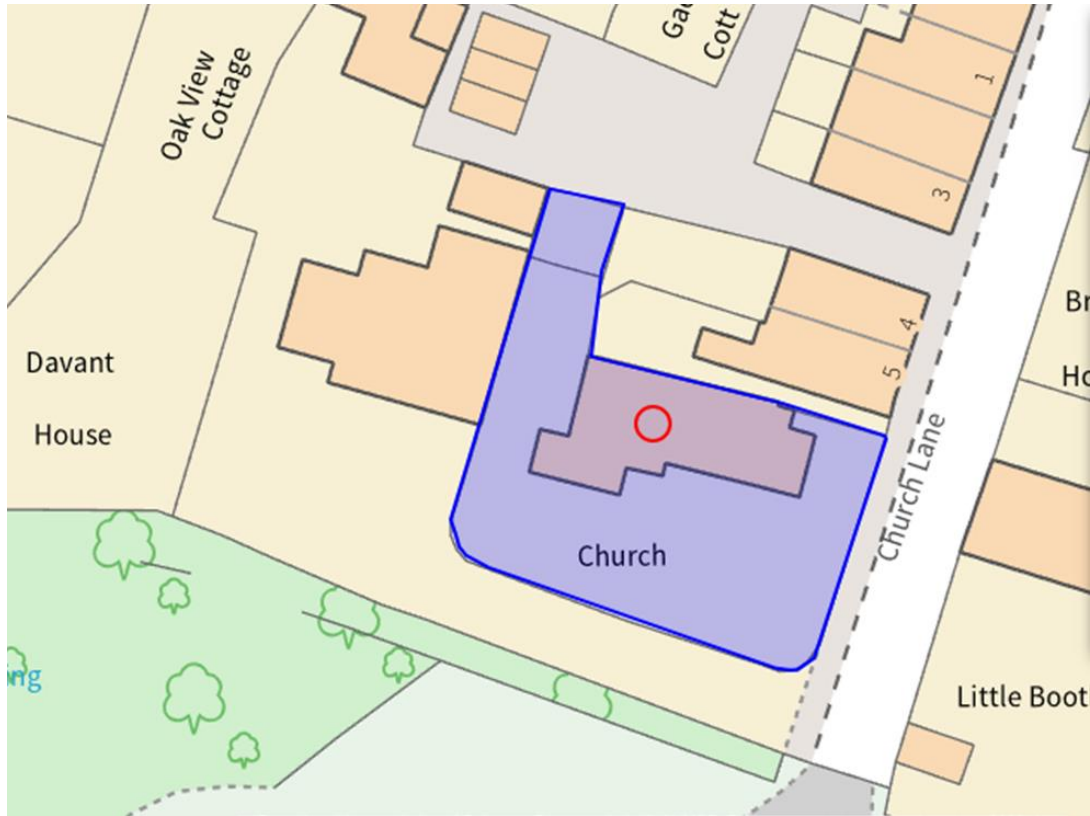
AGENTS NOTE

Please note that our clients own the immediately adjoining property known as 5 Church Lane. This is a semi-detached dwelling house currently occupied by a tenant. This property may also be available for sale. If this is of interest please

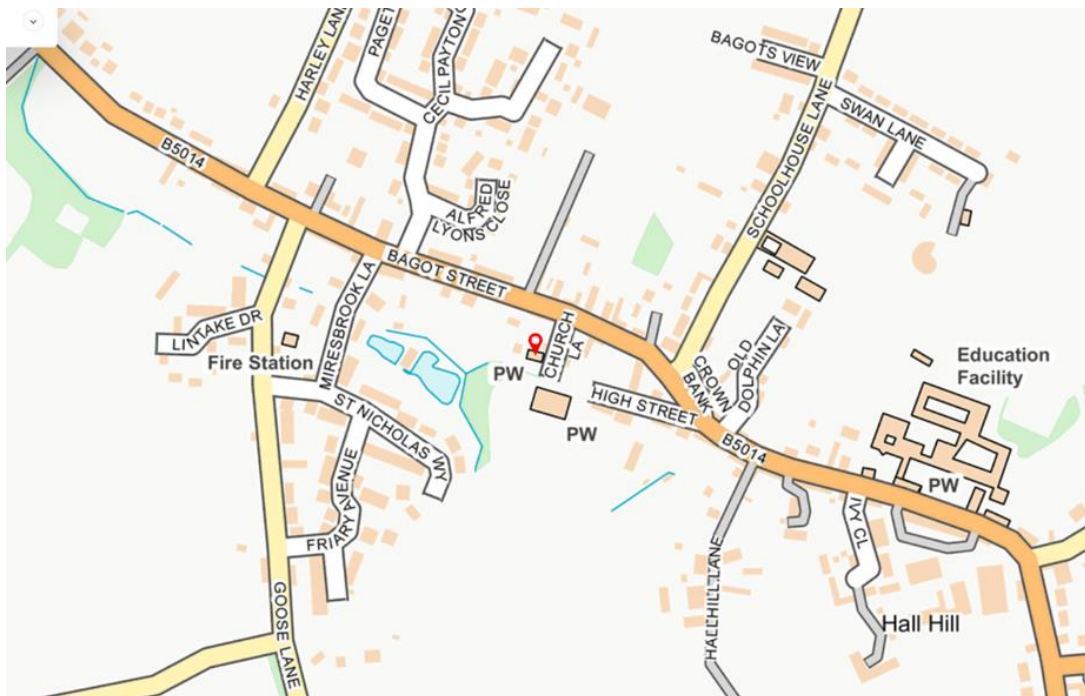
let us know.

SUBJECT TO CONTRACT

SITE PLAN



LOCATION PLAN



ADDITIONAL IMAGES



First City Limited, 19 Waterloo Road, Wolverhampton, West Midlands, WV1 4DY

tel: 01902 710999

www.firstcity.co.uk

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