



Methodist Chapel, 1 Fen Road, Metherringham, Lincoln, LN4 3AA

Pygott & Crone

Methodist Chapel, 1 Fen Road, Metherringham, Lincoln, LN4 3AA

- Large Methodist Church
- Grade II Listed
- Development Potential
- 0.26 Acre Site
- Centre of Metherringham Village

Freehold £350,000

Pygott & Crone

21 The Forum

North Hykeham, Lincoln

LN6 8HW

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LOCATION - The Property is located in the centre of Metherringham close to all shops and residential properties.

SITUATION - Metherringham is a medium sized village with a population of circa 4,500 located approximately 10 miles / 16 km south east of the city of Lincoln. The village lies 3 miles / 5 km east of the Lincoln Cliff escarpment. It is on the north-south B1188 between Ruskington and Branston and on the east-west B1202 and B1189. To the north is Dunston and to the south is Blankney. The village benefits from good public transport links and has the advantage of a railway station on the Lincoln to Sleaford line.

DESCRIPTION - The property is a detached church hall being Grade II Listed, built circa 1905 of stone, comprising a main church hall with meeting rooms, kitchen and private chapel on a large corner plot with grass areas, on a site area of approx. 0.26 Acres.

ACCOMMODATION - The accommodation more particularly comprises:

Main Hall - 189.10 sq m
Meeting Room - 24.54 sq m
Store Cupboard - 4.51 sq m
WC Block - 16.0 sq m
Kitchen - 11.69 sq m
Rear Hall - 66.8 sq m

SERVICES - We understand that mains electricity, water, drainage and gas are connected to the property. No services or service installations were tested at the time of inspection.

PLANNING - We understand the existing uses of the property falls within D1 (Non-Residential Institutions) use of the Town & Country Planning Use Classes Order 1987 (as amended).

The property has had an established use as a church and hall since its construction.

EPC - The Energy Performance Certificate for this property has been instructed and will be available shortly.

VAT - VAT may be charged in addition to the price at the prevailing rate.

VIEWING - Viewing is strictly by appointment with the sole agents:

Pygott & Crone, 21 The Forum, North Hykeham, Lincoln, LN6 8HW
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