



GREEN MEMORIAL HALL

VICARAGE LANE, BELTON, LOUGHBOROUGH LE12 9XD

This property comprises a redundant church hall in the heart of the popular village of Belton in North-West Leicestershire. It is eminently suitable for a continued community or commercial use but is also a residential development opportunity subject to obtaining the appropriate Planning Permission. The plot extends to 285sq.m (340 sq.yds.)

PRICE £90,000

Call 0116 242 9933 for further information

ANDREW GRANGER & CO

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LOCATION

The property is situated on the east side of Vicarage Lane in the village of Belton. Belton has a population of approximately 800 and is located some 6 miles north-west of Loughborough and within easy reach of Junction 23 of the M1 motorway.

DESCRIPTION

The property comprises the Green Memorial Hall, a church hall occupied in association with the local St John the Baptist church. It is of brick construction with a pitched, slated roof and a suspended timber floor. There is a kitchen to the rear right-hand side and a store in the rear garden/yard.

ACCOMMODATION

The property has a gross internal floor area, measured in accordance with the RICS Code of Measuring Practice, of 83.3 sq m (897 sq ft)

SERVICES

The property is connected to main electricity, water and drainage services.

The accommodation is heated by electric night storage heaters.

The services and installations have not been tested by the agents and are assumed to be in working order. Prospective purchasers should make their own enquiries.

TENURE

Freehold.

The property does NOT benefit from a right of way over The Old Vicarage Grounds.

PRICE

£90,000

PLANNING

The property has Planning Permission for D1 Non-Residential Institution use.

However, the Local Planning Authority has indicated that the site is suitable for residential development, ideally for a single dwelling. Interested parties are urged to make their own enquiries at North-West Leicestershire District Council.

RATING ASSESSMENT

The property is not currently assessed for Rating purposes.

ENERGY PERFORMANCE CERTIFICATE

An EPC is currently being prepared and will be available to interested parties.

VAT

VAT will not be payable in respect of this transaction.

COSTS

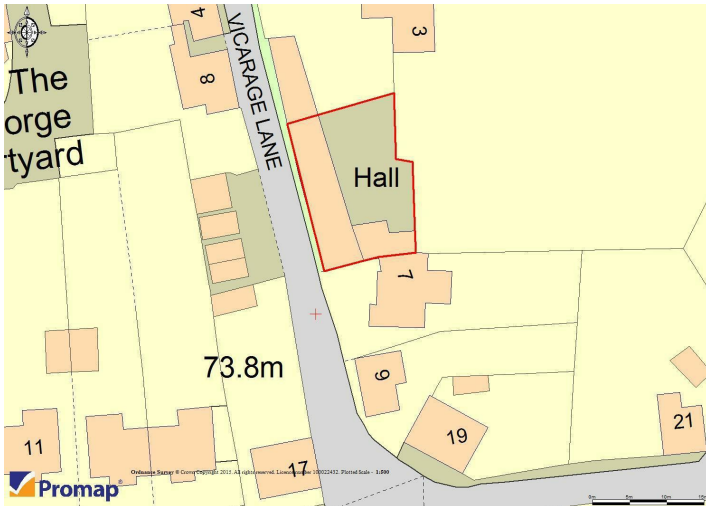
Each party will be responsible for their own costs in respect of this transaction.



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LOCATION



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Call 0116 242 9938



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