



MAXEY GROUNDS

auctions@maxeygrounds.co.uk

01945 428830

Development Sales

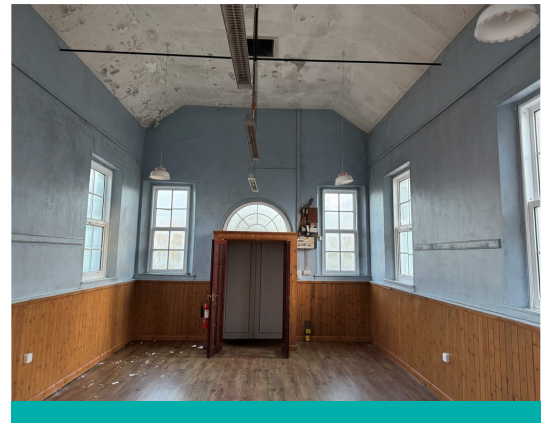
For Sale by Auction



Ref: 20105E

Tydd St Giles Methodist Chapel, Hockland Road, Tydd St Giles, Wisbech, Cambridgeshire PE13 5LF

A DETACHED CHAPEL extending to approximately 68.5m² situated in the CENTRE OF THE VILLAGE. Built in 1885, and subsequently extended, the accommodation presently comprises Entrance Porch, Nave, Kitchen and Accessible WC. The property is considered suitable for a range of commercial or residential uses, subject to obtaining the necessary Planning consents. The Chapel is offered For Sale by Online Auction on 13th February 2025. Bidding closes 19:00. **Guide Price £90,00 - £100,000**



Offices at March and Wisbech

www.maxeygrounds.co.uk



MAXEY GROUNDS

auctions@maxeygrounds.co.uk

01945 428830

Development Sales

LOCATION

The property is prominently located on Hockland Road in the Fenland village of Tydd St Giles. Tydd St Giles is the northernmost parish in Cambridgeshire and is situated 6 miles north of Wisbech. The Shire Drain divides it on the north and west from the sister parish of Tydd St Mary in Lincolnshire. This stream has shrunk to a shadow of its former self but is an important boundary, separating, as it has done, two counties, two dioceses, and in all probability two Anglo Saxon kingdoms.

To the east of the village, the parish includes the hamlets of Four Gotes, Foul Anchor and part of Tydd Gote. The population of the parish is around 1,200.

The village amenities include a primary school, Village Hall, church and the Tydd St Giles Golf and Country Club.

ACCOMMODATION

Entrance Porch	1.5m x 0.8m	1.2m ²
Nave	10.2m (max) x 4.8m (max)	47.5m ²
Kitchen	5.1m (max) x 3.9m (max)	16.1m ²
Accessible WC	2.2m x 1.5m	3.3m ²

OUTSIDE

Gravel surfaced area to front of property enclosed by metal fence. Gravel surfaced driveway to eastern side of the property providing off-road parking. Garden area to rear. The majority of boundaries are enclosed by fencing.

SERVICES

Mains electricity and water are understood to be connected. Private drainage. Mains drainage is understood to be available for connection in the road. Interested parties are advised to make their own enquiries of the relevant drainage authority and utility companies.

METHOD OF SALE

The property is offered For Sale in as seen condition by Public Auction at a Guide Price of £90,000 - £100,000. The Auction will take place on Thursday 13th February 2025 and will be held on our online auction system. Bidding commences at 12:00 and finishes at 19:00. The Auction Information and Legal

Pack will be available for inspection during the 14 days prior to the Auction on the online system at maxeygrounds-residential.co.uk/Buy/Residential-Property/1050283

At the fall of the hammer, contracts will unconditionally exchange with completion on 13th March 2025 or earlier by arrangement. The successful Buyer will be required to pay 10% of the purchase price at the fall of the hammer, which constitutes a binding contract, with the balance upon completion. The Buyer will also be required to reimburse the Seller for the cost of searches in the amount of £673.30 inclusive of VAT together with an administration fee of £300.00 inclusive of VAT. There are no further fees payable to the Auctioneer by the Buyer. Prior registration and lodging of deposit is required utilising our online auction system.

VAT

We are advised that the property has not been elected for VAT. Consequently VAT is not payable in addition to the asking price. However, the Seller reserves the right to charge VAT in addition to the agreed sale price should the sale become subject to VAT.

VIEWINGS

For an appointment to view please apply to the Auctioneer. For further information please contact Alan Faulkner.

The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Owner nor the Auctioneer accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

PLANNING

The current use of the property falls within Use Class F1(f) (Public worship) as defined by the Town and Country Planning (Use Classes) Order 1987 (As Amended).

The property is considered to be suited to a wide range of commercial and residential uses subject to obtaining the necessary Planning consents. Interested parties should make their own enquiries of the Local Planning Authority; Fenland District Council, Fenland Hall, County Road, March, Cambridgeshire PE15 8NQ 01354 654321 info@fenland.gov.uk



MAXEY GROUNDS



AUCTIONEER'S NOTES

1. There is evidence of rot in the building. No survey has been undertaken and interested parties are advised to make their own enquiries as the property is sold without warranty.
2. Interested parties are advised to study the Legal Pack and should pay particular attention to the Additional Special Conditions set out therein.

EPC RATING

As a religious building, the property is exempt from the requirement for an Energy Performance Certificate

DIRECTIONS

From Wisbech follow the A1101 towards Long Sutton turning left sign posted Newton and Tydd St Giles. Follow this road through Newton and into Tydd St Giles and at the T junction past the Church follow the road round to the left into Hockland Road. The property can be found on the left hand side after about 225m.
What3Words: ///yesterday.dabbling.normal

PARTICULARS PREPARED

15th January 2025



MAXEY GROUNDS

auctions@maxeygrounds.co.uk

01945 428830

Development Sales



For Identification Purposes Only – Do Not Scale

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.

Offices at March and Wisbech

www.maxeygrounds.co.uk