



## New Buckenham Methodist Chapel

Chapel Street | New Buckenham | Norfolk | NR16 2BB

For Sale by Informal Tender

Closing date for receipt of offers: 12 noon Friday 2nd March 2018

## DESCRIPTION

New Buckenham Methodist Chapel offers the opportunity to acquire a unique character property in the picturesque village of New Buckenham.

Constructed of brick under a clay pantile roof the Chapel retains many of its period features including exposed beams and original windows to the front aspect.

The property comprises the following; **Chapel - 4.49m x 9.71m**. Open Chapel room with exposed wooden floor and beams, electric heaters, wooden framed single glazed windows to the front of the property and UPVC double glazed windows to the side aspect. Note: the pews are excluded from the sale. Door to: - **Kitchen - 2.68m x 1.70m**. Small range of basic fitted kitchen units with composite sink and draining board. Door to: - **Cloakroom - 1.57m x 1.72m**. W.C., wall mounted hand basin and electric water heater. The Chapel offers a **total floor area of 50.86m<sup>2</sup> (547 sq. ft.)** and is shown outlined red on the site plan.

## OUTSIDE

Included with the property is a small outside area approximately 1.14m<sup>2</sup>, located to the rear of the chapel and accessed from the back door in the kitchen. There is gravel parking to the front of the property, but this does not form part of the registered title.

## LOCATION

The property is located on Chapel Street in the rural village of New Buckenham. The market town of Attleborough is located 5 miles to the north-west which offers a selection of local shopping and amenity facilities.

The City of Norwich is located 17 miles to the north-east which provides a wide selection of shops, amenities, restaurants and leisure facilities. It has direct rail links to London Liverpool Street as well as an International Airport which flies to a wide range of destinations.

## DIRECTIONS

From Norwich head south west on the B1113 towards Mulbarton. Continue on the B1113 for 3.8 miles and take the second exit at the roundabout to remain on the B1113. Continue for approximately 13 miles where you will enter the village of New Buckenham. As you approach a sharp left-hand bend continue straight on to Chapel Street for approximately 100 yards. The property will be found straight ahead. The postcode is: NR16 2BB.

## GENERAL REMARKS AND STIPULATIONS

### VIEWING

Accompanied viewings will take place on the following dates:

Friday 2nd February	09:00 - 11:00 am
Wednesday 14th February	09:00 - 11:00 am
Wednesday 21st February	09:00 - 11:00 am

### METHOD OF SALE

The property is offered for sale by Informal Tender as a whole with a Guide Price of £30,000 - £35,000

Completed Tender form must be returned to the Agent's office by 12 noon on Friday 2nd March 2018 in a sealed enveloped marked '**New Buckenham Methodist Chapel**'. Faxed or emailed offers will not be accepted.

The Trustees will not be bound to accept the highest, or any offer received.

### MONEY LAUNDERING REGULATIONS

Under new Money Laundering Regulations we are required to check the identity of any prospective purchaser(s) who submit a Tender. In order to comply with the regulations, we need to see one form of photographic identification (passport or driving licence) and a

utility bill which must be in your name and no more than 3 months old. Please note mobile phone bills are not acceptable in this case. Please arrange to visit our office with the original documents where copies will be taken.

## TENURE AND POSSESSION

The property is sold freehold with vacant possession on completion.

## UPLIFT/OVERAGE CLAUSE

The property is offered for sale subject to an Uplift/Overage clause for a period of 50 years, where 50% of any increase in value will be due to the Vendor should any planning permissions be granted.

## SERVICES

The property benefits from mains electricity, water and drainage.

## RIGHTS OF WAY, EASEMENTS, WAYLEAVES & COVENANTS

The property is sold subject to, and with the benefit of all easements, rights of way, privileges etc., which may affect the same, whether mentioned hereto or not.

## PLANNING

The property lies within the jurisdiction of Breckland District Council.

This property falls under Policy DC18 which relates to community facilities, recreation and leisure. These key local services/facilities will be protected from proposals for development which would result in their loss. Reasons that development may be acceptable are; an alternative facility is made available, efforts have been made to preserve the facility, but it is no longer viable, or the facility is in an unsuitable location and redevelopment would be more sustainable.

Any interested parties are advised to make their own enquires in respect of any planning issues and development opportunities for the property.

## AUTHORITIES

Breckland District Council - 01362 656 870  
UK Power Networks - 0800 028 4587  
Anglian Water - 0345 850 5852

## VAT

In addition to the purchase price, should any sale on the property or rights attached to it become a chargeable supply in terms of Value Added Tax, such tax shall be payable by the Purchaser in addition.

## PARTICULARS AND PLANS

These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

## DISPUTES

Should any dispute arise between the vendor and the purchaser(s) as to the boundaries, fences or any other point arising out of these particulars, then the Agent's decision shall be binding upon all parties.

## CONTACT

Tom Corfield MRICS FAAV Tel: 01603 250808  
Email: tom.corfield@irelands.co.uk

**IMPORTANT NOTICE** These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective Purchasers should satisfy themselves on such matters prior to purchase. The Purchaser(s) shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendor or his servants, or agents, in relation to, or in connection with the property. The property is sold with all faults and defects whether of condition or otherwise, and the Vendors are not responsible for any such faults or defects, or for any statement contained in the particulars. Any error, omission, or mis-statement in any of the said statements should not entitle the purchaser to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action. Photographs dated January 2018; Particulars dated January 2018.





**NEW BUCKENHAM METHODIST CHAPEL, CHAPEL STREET,  
NEW BUCKENHAM, NORWICH, NORFOLK**

**OFFER FORM, SUBJECT TO CONTRACT**

NAME OF OFFEROR: .....

ADDRESS: .....

.....

.....

.....

TELEPHONE NO: .....

MOBILE NO: .....

FAX NO: .....

E-MAIL ADDRESS: .....

I/We\* set out below our Offer to purchase the property:

.....(nos.)

.....

.....(words)

For New Buckenham Methodist Chapel as detailed in the attached particulars.

My/Our\* Offer is for the property as described in the particulars and on the basis of the terms and conditions as set out therein.

If not, please indicate below any variation to the Particulars

.....  
.....  
.....

My/Our\* Solicitors are:

.....  
.....  
.....  
.....

Please indicate whether the purchase of this Property is dependent on any factor other than Contract.

.....  
.....  
.....

**SIGNED:** .....

**DATE:** .....

**PLEASE NOTE THE FOLLOWING**

1. Your offer should be in writing and in pounds sterling, subject to contract.
2. No offer will be considered if it is made by reference to any other offer.
3. The Trustees do not undertake to accept the highest or any other offer.
4. If signing on behalf of a Company or Partnership, please state the capacity in which you sign. If you are an agent, please advise the full name and address of your client.
5. Offers should be in a sealed envelope clearly marked in the top left corner **'NEW BUCKENHAM METHODIST CHAPEL'** to

**IRELANDS, ARNOLDS KEYS  
2 HARFORD CENTRE  
HALL ROAD  
NORWICH  
NR4 6DG**

to arrive not later than **12 NOON on FRIDAY 2<sup>nd</sup> March 2018**