

DEVELOPMENT OPPORTUNITY

WHETSTONE BAPTIST CHAPEL & ASSOCIATED BUILDINGS

KING STREET, WHETSTONE, LEICESTERSHIRE



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Sales • Lettings • Surveys • Mortgages



The Manse



The Manse



Development Opportunity at

Whetstone Baptist Church & Associated Buildings
Whetstone,
Leicestershire

A most unusual group of three buildings, on a plot of approximately 0.5 of an acre; comprising of The Manse an approx. 1800 Sq. Ft detached house, the Baptist Chapel of 2900 Sq. Ft and a community building of 4200 Sq. Ft which provides an opportunity to continue the current F1 use or redevelopment of site.

Unique development opportunity | Three buildings
| Detached house of approx. 1800 Sq. Ft | Baptist Church of approx. 2900 Sq. Ft | Community Building of approx. 4200 Sq. Ft | Popular south Leicestershire village | Total plot of approx. 0.5 of an acre | No upward chain |

Our Clients are seeking unconditional bids for the whole site, although consideration might be given to a split of the component parts.

Guide Price: Offers over £650,000

THE MANSE

The Manse comprises a detached house of 1787 Sq. Ft or thereabouts and is currently used as office and storage accommodation to support the chapel. The property is traditionally constructed in brick with a tiled roof, has a single garage, rear garden and large lawned area to the front. The accommodation comprises an entrance hall, three reception rooms and a kitchen with store rooms off. To the first floor are three bedrooms, bathroom and a separate WC.

WHETSTONE BAPTIST CHURCH

The Baptist Church is an attractive late Victorian building, arranged over a single floor but by virtue of the footprint and ceiling heights, it provides enormous potential to increase the floor area with additional of a first floor or mezzanine. There is a wealth of character provided by the structural elements and windows.

Special note - Interested parties are encouraged to discuss any potential use of the chapel with the Agents. Conversion to residential or commercial use or a continued community use, will be encouraged.

COMMUNITY HALL

This is a substantial detached property constructed in the 1970's in traditional materials and was designed to support The Baptist chapel's social activities and community work. The accommodation is arranged over two floors and comprises a reception hall, substantial main hall with ancillary WC's, a kitchen, office and four other ground floor rooms. A staircase gives access to a large first floor room. The property has latterly been used as a Pre-School Nursery.

LOCATION

Whetstone is located approximately six miles south of the city centre, providing excellent access to the M1/M69 motorway networks and associated Fosse Retail Park. Train stations can be found at Leicester city and nearby Narborough, and local day-to-day shopping can be found in nearby Blaby.

DIRECTIONAL NOTE

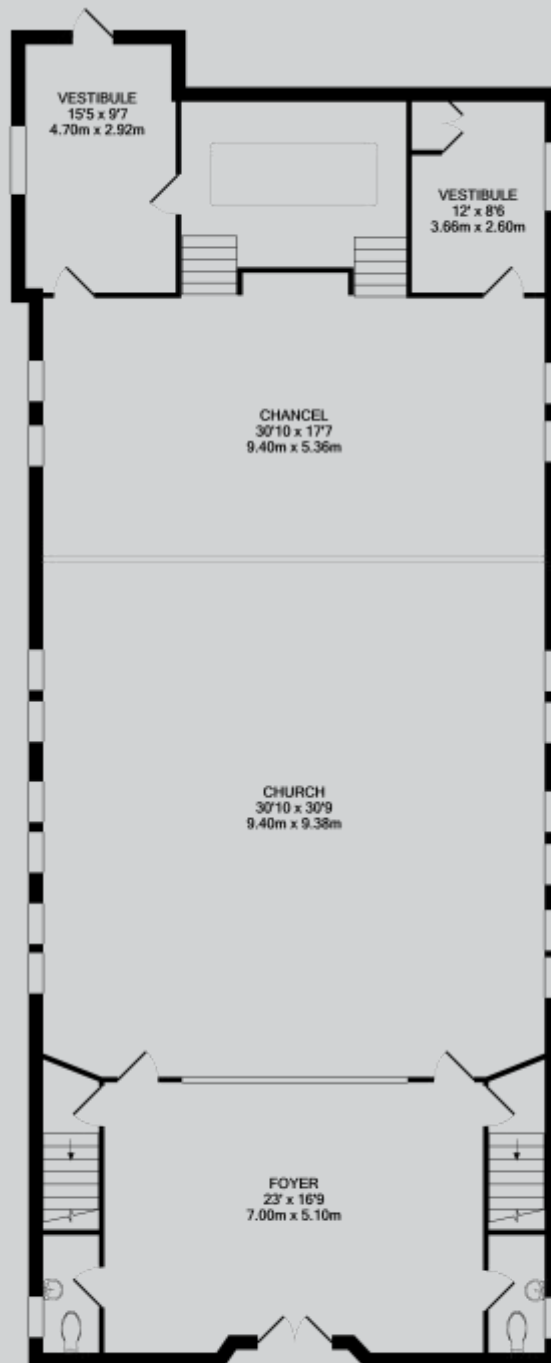
Proceed out of Leicester via the A426 Aylestone Road, eventually becoming Lutterworth Road, eventually becoming Leicester Road, taking the second exit onto the Blaby bypass and taking the third exit at the next roundabout onto Enderby Road. Take the third left onto Victoria Road, which eventually becomes High Street. Take a left hand turning on to Wale Road (with Park Veterinary Group on the corner). Whetstone Baptist Church and its associated buildings can be found on the corner of Wale Road and King Street.



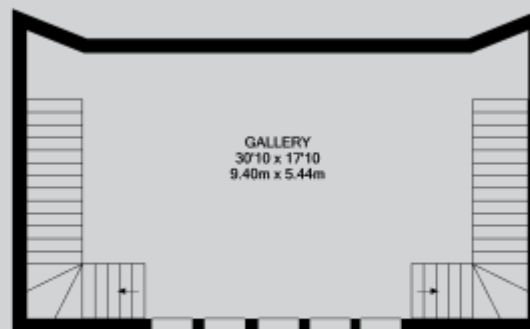
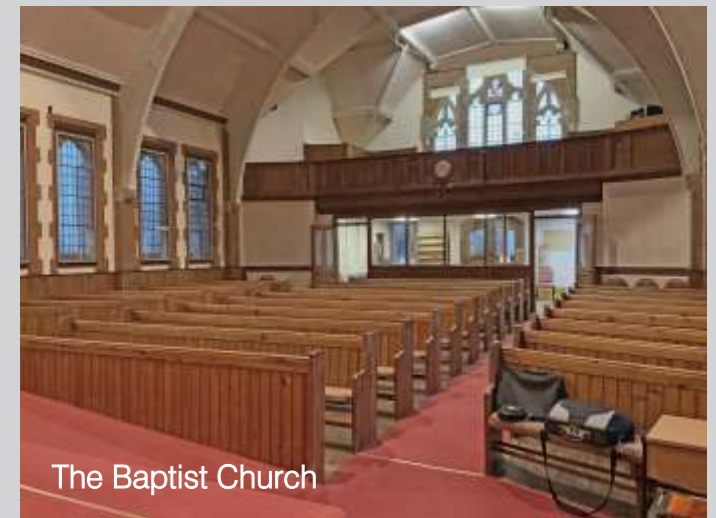
Community Building



Foyer of the Church



GROUND FLOOR



1ST FLOOR



Whetstone Baptist Church

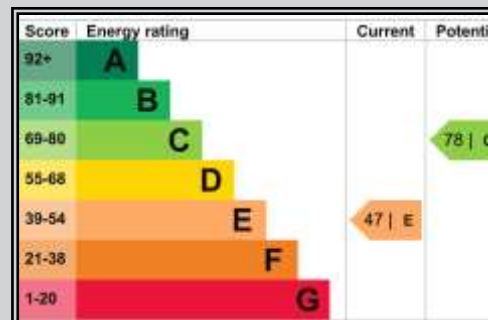
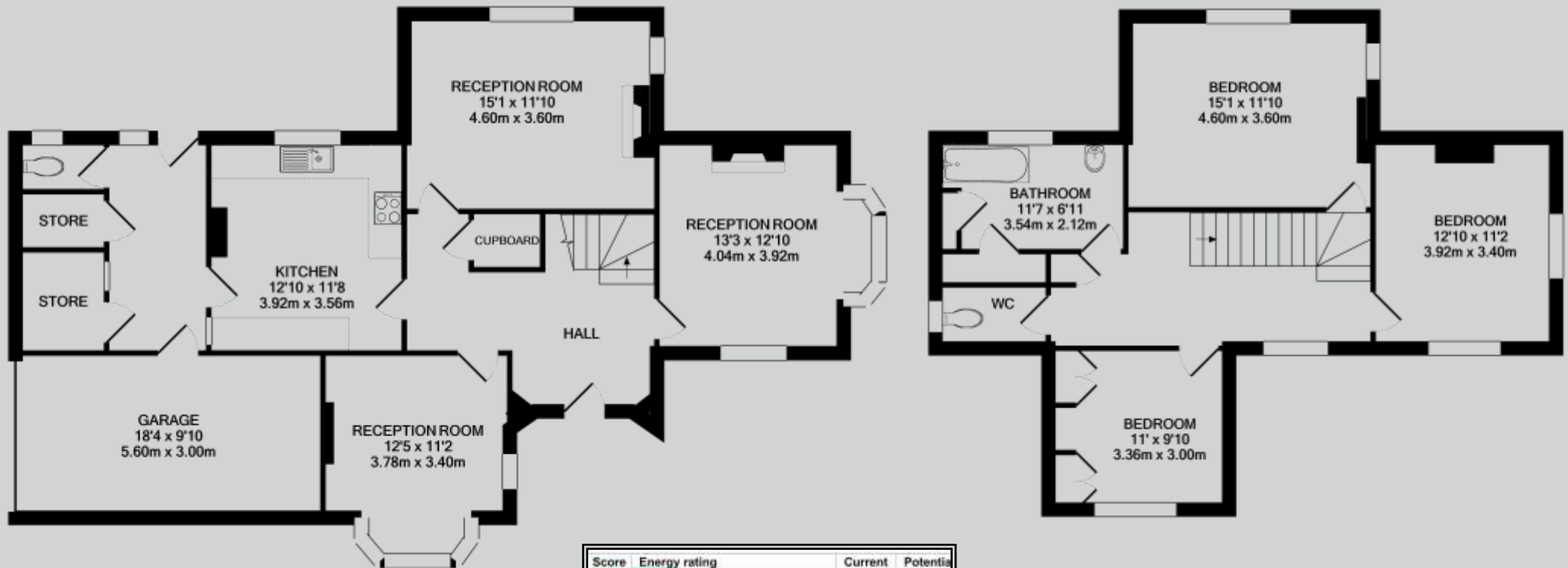
Total Approx Gross Internal Floor Area = 268.5 sq/m – 2890 sq/ft

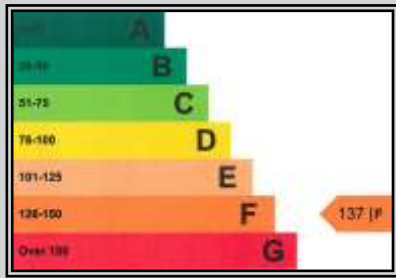
Measurements are approximate. Not to scale. For illustrative purposes only.

The Manse

Total Approx Gross Internal Floor Area = 166 sq/m – 1787 sq/ft

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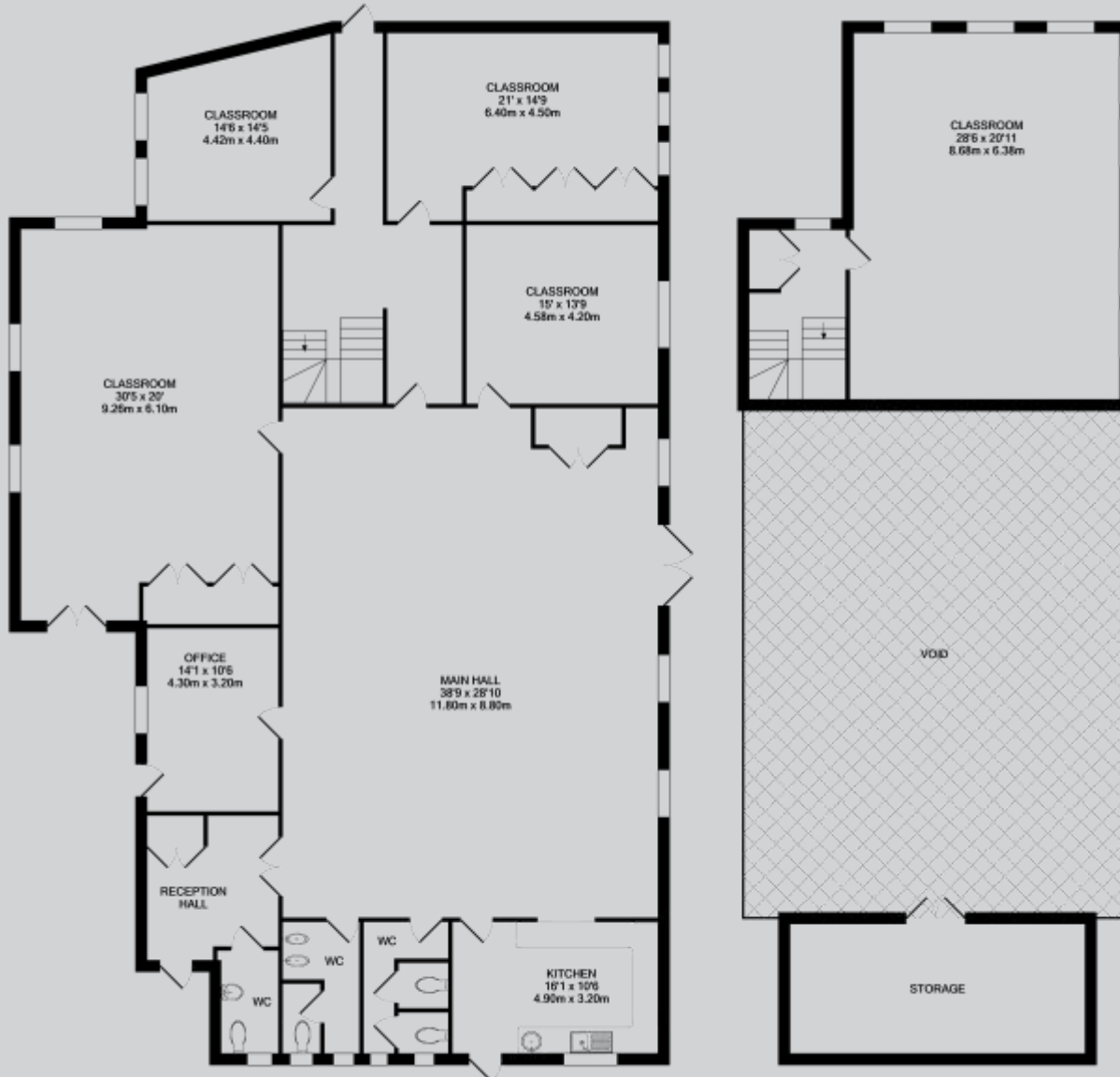




Community Building

Total Approx Gross Internal Floor Area = 393.5 sq/m – 4235 sq/ft

Measurements are approximate. Not to scale. For illustrative purposes only.



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The Manse Garden

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

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- 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.