



JAMES
SELICKS

DEVELOPMENT OPPORTUNITY
COTTINGHAM METHODIST CHURCH
COTTINGHAM, MARKET HARBOROUGH

SALES • LETTINGS • SURVEYS • MORTGAGES

Development Opportunity at Cottingham Methodist Church

Corby Road, Cottingham
Leicestershire LE16 8XH

Planning Permission has been approved for a change of use into a residential dwelling, www.corby.gov.uk, ref. No: NC/22/00188/DPA.

Plans have also been drawn up illustrating a proposed conversion of the Cottingham Methodist Church and adjacent church hall into a four bedroom residential dwelling of approx. 2,350 Sq. Ft

Development opportunity | Scope to convert a former Methodist Church to a residential dwelling | Approx 2,350 Sq. Ft | Four bedrooms and office | Double height open plan kitchen, living/dining space | Utility room and guest cloakroom | Master bedroom with walk-in wardrobe and ensuite | No upward chain | Sought after Welland Valley village

ACCOMMODATION

The building is constructed of brick walls and tiled pitched roof and currently comprises entrance hall, main reading room with a balcony seating. Adjacent is a second function room with a storage room to the side, a toilet and kitchen to the rear of the property.

OUTSIDE

Outside the property has a gravelled area to the front with a low-level brick wall to the roadside. To the rear is a small, gravelled area surrounded by neighbouring properties.

PLANNING

Planning documents are available on request.

LOCATION

Cottingham is a popular Welland Valley village on the border of Leicestershire and Northamptonshire, providing a strong local community with excellent amenities including two public houses with restaurants, a village store & coffee house, a well-supported parish church and a village hall shared with the neighbouring village of Middleton. A pre-school can be found in Middleton and a primary school in Cottingham.

The village is equidistant to the lovely market towns of Uppingham and Market Harborough, both providing a range of boutique shops, cafes, bars and restaurants, with various farmers markets. Recreational facilities in the area are excellent. Mainline rail to London St Pancras in approx. 1 hr is available from Market Harborough and Corby.

PROPERTY INFORMATION

TENURE: Freehold

LOCAL AUTHORITY: Corby Borough Council

PLEASE NOTE

We as agents do not have information relating to the approximate build/conservation costs associated with the construction of the proposed dwelling.

Proposed purchasers are encouraged to seek independent guidance relating to material and construction costs before committing to a purchase.

DIRECTIONAL NOTE

Proceed out of Market Harborough on the St. Marys Road eventually becoming Rockingham Road, taking the third exit at the roundabout at the A6 intersection into Harborough Road as signposted to Corby. Continue along this road; where at East Carlton take the second left hand turn to the B670, bearing left into the village of Middleton and onto Main Street. Continue into Cottingham where you take a right hand turn into High Street. After the Spread Eagle public house (right hand side), take second right into Corby Road where you will find the Methodist church on the right hand side.

CGI for indicative purposes only



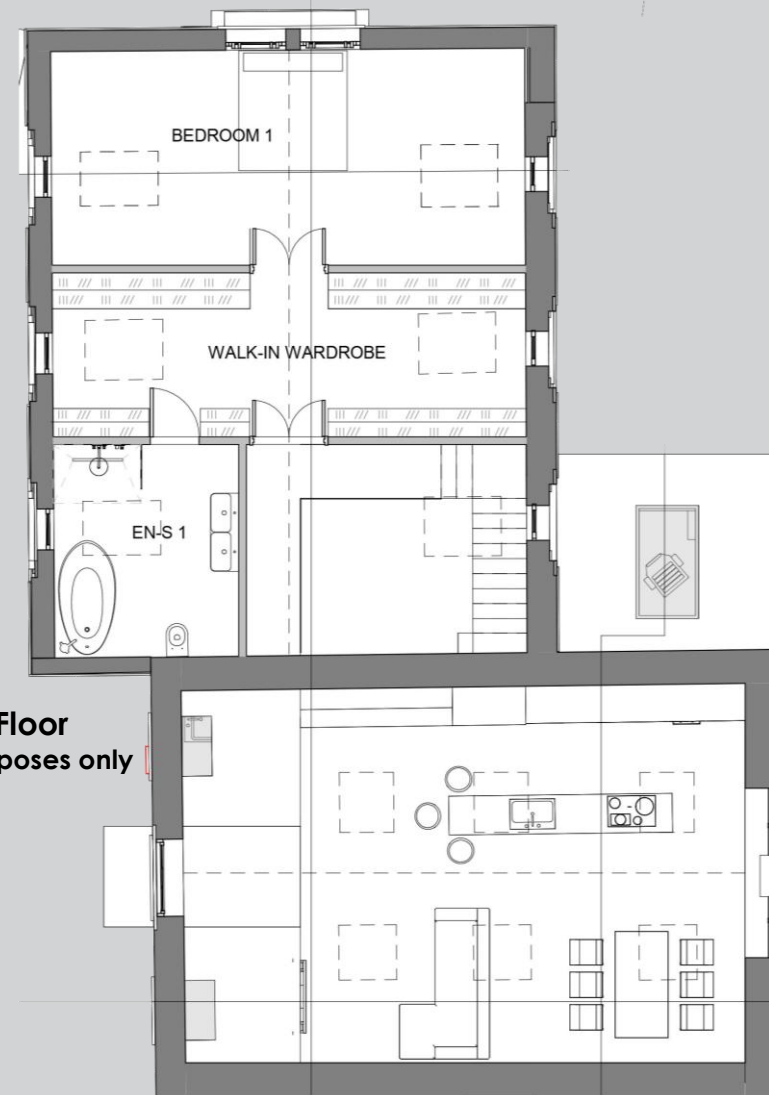
CGI for indicative purposes only







Proposed Ground Floor
For indicative purposes only



Proposed First Floor
For indicative purposes only

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Important Notice

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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.

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