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East Burton Chapel Burton Road, Wareham, BH20 6EY

Price Guide £125,000 Freehold

Commercial





# East Burton Chapel Burton Road

Wareham, BH20 6EY

- Stunning Circa 1840 Chapel
- Residential conversion STPP
- Vaulted Ceiling
- Grade II Listed
- VAT Exempt
- Commercial or Residential use STPP
- Mullion Windows
- Gas Central Heating
- EPC Exempt

**\*\* 3D VIRTUAL TOUR AVAILABLE \*\*** Hull Gregson Hull are delighted to offer to the market this stunning Grade II listed piece of history with this circa 1840 chapel situated on the outskirts of Wool in the little village of east burton. This is a unique opportunity of owning the freehold of the church only (not the graveyard or land surrounding) with the option to convert to residential STPP.

The property is currently listed as commercial and has been used as a community café before becoming the base for the charitable association that currently owns it. Planning permission would need to be obtained before any works can commence.



## Entrance

A large wooden door that was replaced in 2005 which gives access to the hallway and all the rooms off, as well as a toilet, slim storage cupboard and boiler.

## WC

A disabled toilet that could be made into a bathroom or even taken out to create a larger kitchen area.

## Lift

The lift is not currently working but is a great feature if needed.

## Storage Room

This is a good size room which partly has restricted head height due to the staircase.

## Kitchen

13'1" x 7'7" (4.01m x 2.33m)  
The kitchen does have base and eye level storage units with inlaid stainless steel 1 1/2 sink units and there is space for fridge/freezer and freestanding cooker. Although the kitchen could do with a bit of modernisation





### Living Room

24'1" x 19'11" (7.35m x 6.08m)  
This room was used as a living room and music room for a charity organisation with mullion windows giving plenty of light and open to a number of usages.

### Staircase

The staircase gives access to the first floor

### First Floor

41'0" x 19'11" (12.5m x 6.08m)  
The first floor is approx. 821sqft with light coming from those fabulous mullion windows and partially vaulted ceilings. There is access to the lift and a small loft space which a loft ladder is accessible and a curtain to draw across.

### Outside

The property is accessed via a path that leads to the church which you have right of access over but is owned by the Parish church in Wool along with the grounds surrounding the chapel.

\*\* There is an historic agreement between the church and the council allowing parking on a small piece of land just up from the chapel as long as it is maintained. We have not seen any documentation for this and we would advise you





get your solicitor to investigate if you wish to use the land  
to continue parking area. \*\*

## Floor Plans



## Location Map



## Energy Performance Graph

## Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.