



The Old Chapel, Leiston

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ESTABLISHED 1966

The Old Chapel, Valley Road Leiston, Suffolk, IP16 4AQ

A FABULOUS OPPORTUNITY TO ACQUIRE AN OLD METHODIST CHAPEL WITH BUILDERS YARD, IDEAL FOR CONVERSION.

- Aldeburgh 4.4 miles
- Southwold 14.2 miles
- Saxmundham Train Station 5 miles
- London 1 hour 15mins approx. by train from Ipswich.

TWO RECEPTION AREAS | CLOAKROOM | BUILDERS
YARD | PARKING | GARAGE | PRIVATE ROAD

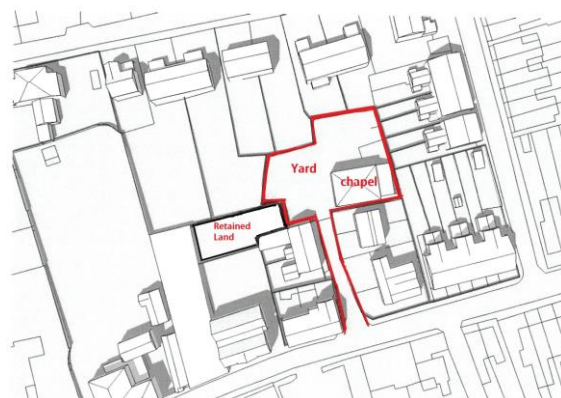
THE PROPERTY:

The Methodist Chapel is one large open space with small extensions to the rear, garage at the side and builder's yard (**unregistered**). This builders yard offers the potential building plot, subject to planning.

The Chapel is in need of complete renovation and conversion, subject to planning.

The property has had previous planning permission which was granted in 1991. (Ref: c.91/1313). This was to convert the Chapel into a single dwelling with garage.

There is the potential for a couple of plots in the builders yard, this is subject to planning. (A potential purchaser would need to make their own enquires with East Suffolk Council regarding planning permission).



OIEO: £350,000 FREEHOLD

SERVICES:

Water, electric and mains drains, note there is no gas to the property, although there is gas in the road.

What3words: [podcast.inspector.quoted](https://www.what3words.com/podcast.inspector.quoted)

Council Tax: TBC

EPC TBC

Ofcom: Superfast broadband available

Ofcom: Mobile coverage is available but may be limited inside.

Agent Note: The builders yard is unregistered.

LOCATION:

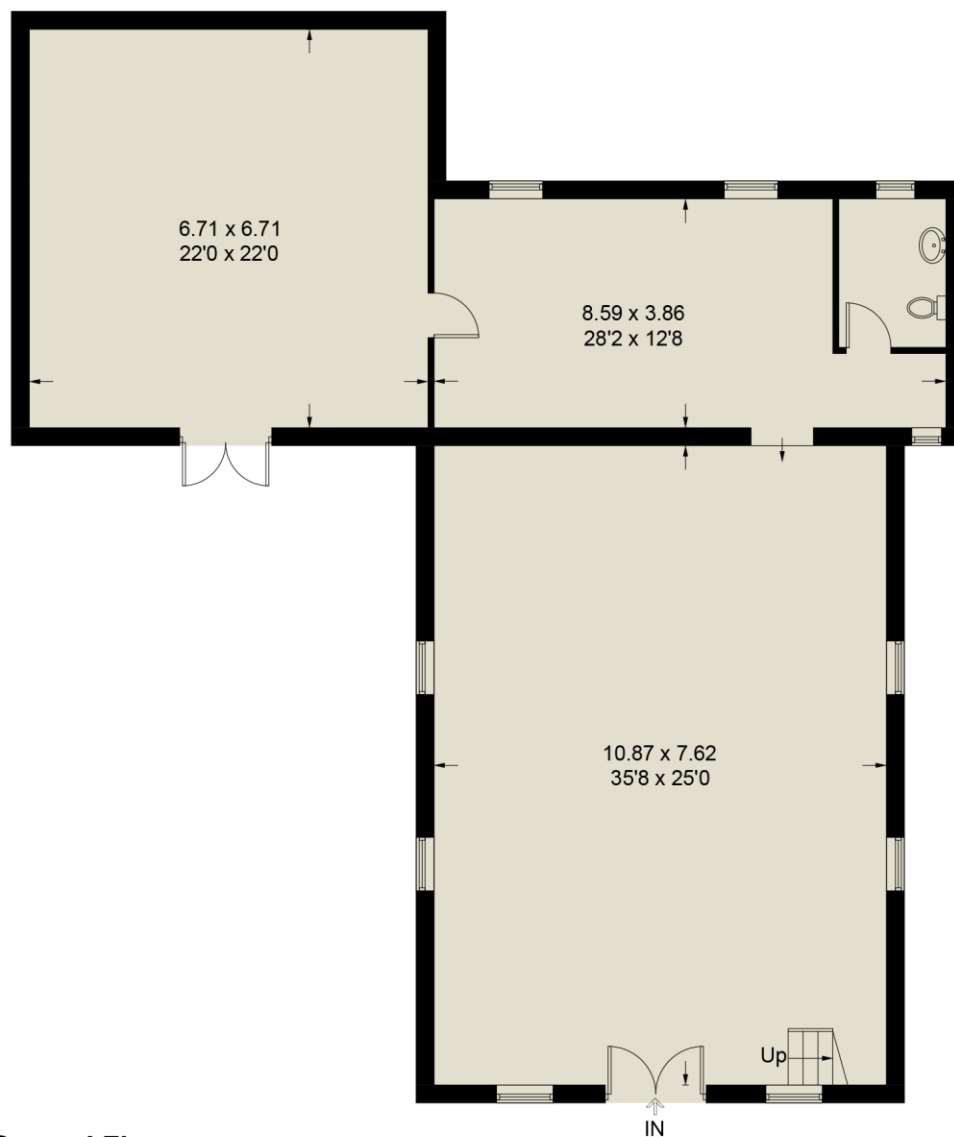
Situated close to the centre of this thriving town, only a short drive from the Heritage Coast, Leiston is well-served with schools, a cinema, leisure centre with swimming pool. There is a good range of shops including a popular butcher, Co-Op and fruit & veg shop. The beach at Sizewell is just 2 miles to the east and the 14th-century remains of Leiston Abbey lie north-west of the town. Leiston is only a short drive from the market town of Saxmundham; with Waitrose, Tesco and the train station giving access to Ipswich and then mainline to London.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

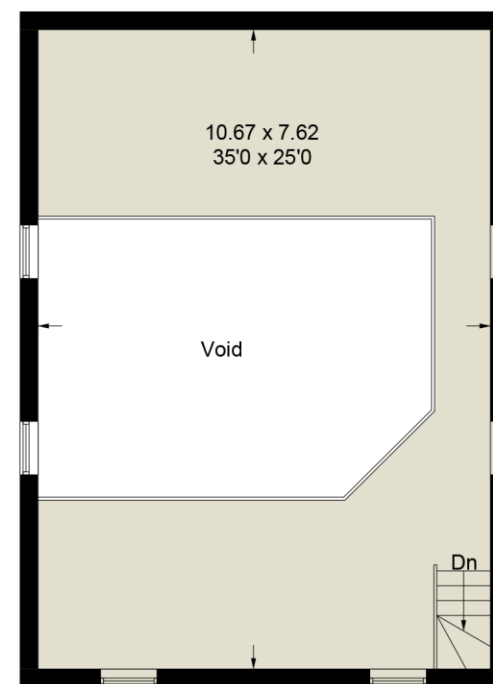


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Approximate Gross Internal Area = 213.9 sq m / 2302 sq ft (Excluding Void)



Ground Floor



First Floor

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