



- > freehold Grade II listed former chapel
- > circa 856sq.ft. (79.5sqm) internal space plus balcony
- > full vacant possession with conversion prospects (STPP)

## Former Baptist Church/Chapel, off Church Bank, Temple Grafton, near Stratford-Upon-Avon, Warwickshire, B49 6NS



### location:

Temple Grafton lies to the west of Stratford-Upon-Avon to the south of the A46 Alcester Road. The village itself provides basic amenities which include primary school, parish church and public house whilst Alcester lies approximately 4 miles to the east providing a more comprehensive range of services. The A46 lies to the north providing access east to Stratford-upon-Avon which is within approximately 7 miles where there is a major selection of not only retail shopping facilities but also commercial, leisure and other facilities within this town of Shakespeare's birth place. The A46 as mentioned provides access east towards Stratford-upon-Avon continuing north east towards the M40 motorway at Sherbourne. The A46 also leads west connecting to the A422 providing access to the M5 motorway at Worcester. The property itself lies to the rear of Hilltop Cottage which fronts Church Bank within the centre of Temple Grafton.

### description:

This character property is the former Baptist Church and comprises a detached building which is understood to date back to the early 19<sup>th</sup> century. The building is of stone elevation beneath a pitched stone tiled roof standing within its own plot with right of way access along the path adjoining the garden of Hilltop Cottage. The building itself is a single storey with first floor gallery and benefits from a number of features with windows to three sides, open gallery area with exposed part panelled walls and many other attractive features.





**planning:**

The property's current use falls within class D1 of the use class order as a place of worship. This would also permit other community use including clinics, surgeries, crèches, day nurseries and consulting rooms. Purchaser may wish to also consider the potential for conversion to a single residential dwelling which would require planning and listed building consent and buyers are deemed to rely on their own enquiries with regard to alternative uses and planning permissions required.

**the accommodation provides:**

Entrance porch with steps leading to first floor gallery, main chapel approximately 605sq.ft. (57sqm), vestry room, passage to store and WC.

**to view:**

Strictly and only by prior arrangement with the auctioneers. Please see important advice for viewers on page 16 of the catalogue.

