

# THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

**1 Litchborough Baptist Church Towcester Road, Litchborough,  
Towcester, Northamptonshire. NN12 8JA**

**£400,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

### DEVELOPMENT OPPORTUNITY - THE LITCHBOROUGH BAPTIST CHURCH:

#### LOCATION:

Litchborough is a beautifully picturesque village set in rural Northamptonshire and offers an abundance of attractive properties. Sitting just 4 miles north west of Towcester and offering commuters links via Northampton (10 miles to the north east) and Milton Keynes (just under 20 miles south east). London is also accessible via main line train routes which is in close proximity. This property comes with planning and is not a listed building but it is in a conservation area.

#### DESCRIPTION:

The property is of classic chapel design with stunning stone walls, beautifully presented arch shaped windows and feature slate roof. Originally dated as 1862 with is an attached hall of brick construction to the side which dates circa 1920. Many of its original features are retained within the main building.

#### DEVELOPMENT OPPORTUNITY:

This is a development opportunity with FULL PLANNING PERMISSION to convert this building into a three bedroom dwelling with private parking within a beautifully characteristic plot with feature walled gardens (which could offer further adaptation to suit requirements). The plans are viewable on the West Northamptonshire Council website. This property comes with vacant possession and no upper chain.

#### VIEWINGS:

All viewings are via Thomas Connolly Estate Agents and early enquiries are strongly encouraged due to the uniqueness of this opportunity.

#### FEATURES

- UNIQUE DEVELOPMENT OPPORTUNITY
- CHAPEL WITH FULL PLANNING
- THREE BEDROOMS
- TWO BATHROOMS
- BEAUTIFUL VILLAGE LOCATION
- FEATURE WALLED GARDENS
- PARKING
- ORIGINAL FEATURES



ROOM DESCRIPTIONS







