

# FOR SALE

## Church and Burial Ground

Barnacle Methodist Church, Chapel Lane, Barnacle, Coventry, CV7 9LF



**873 sq ft (81.07 sq m)**  
on 0.362 acres (0.146 hectares)

- Offers are Invited
- Includes burial ground
- Suitable for a variety of uses

- Charming village location with rural outlook





## Location

The property is located at the end of the cul-de-sac of Chapel Lane, off Top Road which in turn connects with the B4109 Coventry Road approximately 1 mile from the M6/M69 intersection/junction.

## Description

The property comprises a traditional church hall of brick construction with a slate pitched roof. The property is in good decorative order having a modern central heating system and is arranged to provide chapel, fully fitted kitchen and WC. Externally there is a burial ground with headstones and graves to the North of the Chapel and parking area and lawned area to the South.

## Condition of Sale

The chapel will be sold freehold, but we are advised by the Trustees for Methodist Church Purposes that there are legislative requirements with regard to the sale of burial grounds. The burial ground will only be disposed of by way of a long-term lease to the purchaser. This helps to ensure the Trustees for Methodist Church Purposes can enforce any covenants placed on the land and that the history of the land as a burial ground continues to be recognised as well as ensuring that a purchaser indemnifies the Church against any future activities it undertakes.

Methodist burial grounds are not consecrated and fall into the category of "private" under the Burial Grounds Acts. Please note there are further regulations with regard to moving headstones and to building on a burial ground or rendering a grave inaccessible. For further information please apply to the agents.

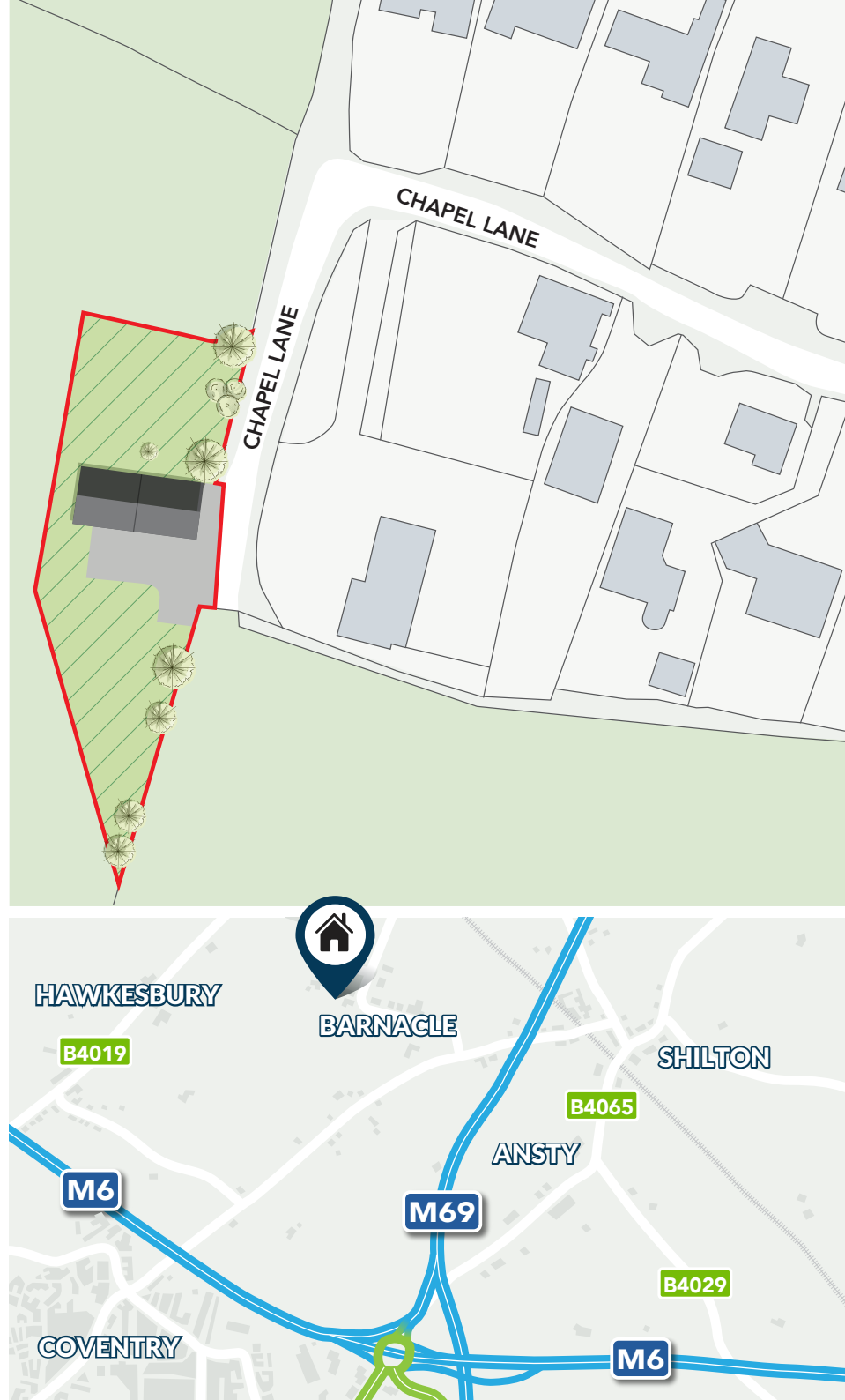
## Tenure

The chapel may be sold freehold, whilst the burial ground must be sold by way of a new long-lease for a minimum term of 150 years subject to a peppercorn or nominal ground rent.

Please note that it may be possible to acquire the graveyard separately, but not without a separate sale having been achieved in respect of the chapel and remaining grounds.

## Rates

The property is not listed for rating purposes.



## Price

Offers are invited.

## Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

## Viewing

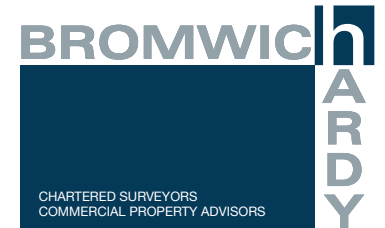
For further information please contact.

## David Penn

T: **024 7630 8905**

M: **07771 774640**

david.penn@bromwichhardy.com



Bromwich Hardy  
1 The Cobalt Centre  
Siskin Parkway East  
Middlemarch Business Park  
Coventry CV3 4PE



Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. February 2018