



**For Sale – Unique Residential Development Opportunity**  
Former Methodist Chapel, Chapel Lane, Old Bolingbroke. PE23 4ES

**BELL**

## LOCATION

Old Bolingbroke is a small historic village situated between the A155 and A1115, approximately 4 miles west of the market town of Spilsby and 7 miles east of the larger market town of Horncastle. The village is situated in rolling countryside on the southern edge of the Lincolnshire Wolds. The village has its own public house which opens and closes periodically and village hall as well as the remains of Bolingbroke Castle dating from the 1220's, being the birthplace of Henry IV.

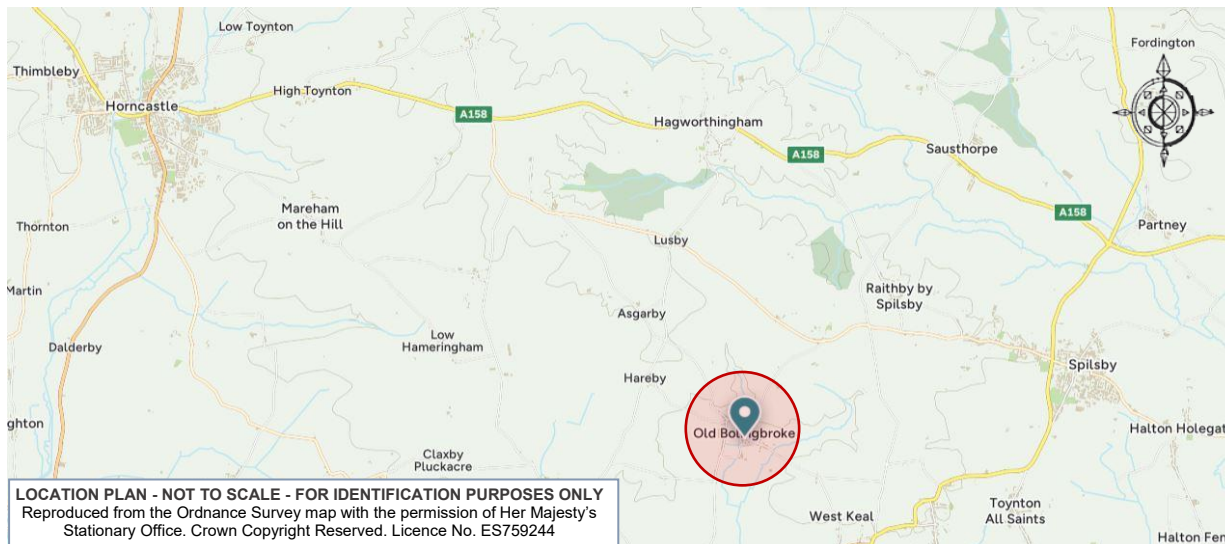
The property fronts Chapel Lane, close to the central body of the village within a Conservation Area and is shown for identification purposes on the attached plans.

## GENERAL DESCRIPTION

The property comprises a detached former Wesleyan Chapel, with datestone for 1845, with a later single storey southern extension with datestone for 1908. The building is built in brick under various pitched slate clad roofs, with stone dressings and clear leaded lancet windows to the chapel room. The building is approached via a walled and gated frontage with footpath leading to the main doors. The immediate grounds are enclosed by walls, hedgerow and fencing, laid predominantly to lawn with grave markers to the front of the chapel building. Immediately to the north is an area of extended garden land, providing vehicular access, parking and additional amenity space, preserving the open nature of the northern elevation.

The property has planning consent for the insertion of a part first floor and conversion to a substantial house, with new vehicular access to Chapel Lane.

The vendor has laid out the new access and boundary fencing along with creating new mains drainage and water connection to the building, representing a considerable cost saving.



# Former Methodist Chapel Old Bolingbroke

**A RESIDENTIAL DEVELOPMENT  
OPPORTUNITY, OF  
CONSIDERABLE CHARACTER,  
SITUATED WITHIN THIS  
HISTORICAL SCENIC VILLAGE, ON  
THE SOUTHERN EDGE OF THE  
LINCOLNSHIRE WOLDS**

- AN ATTRACTIVE FORMER METHODIST CHAPEL, SITUATED IN A SEMI-RURAL POSITION YET WITHIN THE BODY OF THE VILLAGE
- FULL PLANNING PERMISSION FOR CONVERSION TO A TWO-STORY FOUR - BEDROOM DWELLING WITH A G.I.F.A Approx 2,651 sq.ft. (246.28 sqm)
- POTENTIAL TO CREATE A SUBSTANTIAL FAMILY HOME, STANDING IN Approx. ¼ ACRE, RETAINING MANY PERIOD FEATURES

**PRICE: O.I.R.O. £250,000**



Photo to be updated



Photo to be updated

## **Proposed Accommodation:-**

### **Ground Floor:-**

Entrance Hall; Family Sitting Kitchen/Dining Area; Two En-suite Bedrooms; Pantry; Utility; Boot Room; W.C.

### **First Floor:-**

Landing; Two Bedrooms with Jack & Jill Shower Room

Proposed G.I.F.A. approx. 2,651 sq.ft. (246.28 sqm)

## **SERVICES**

Mains electricity, water and drainage are all connected, the latter two having brand new connections laid on by the vendor.

## **TOWN & COUNTRY PLANNING**

Full Planning Permission for change of use of Former Chapel and agricultural land to provide one dwelling, was granted by East Lindsey District Council on the 27<sup>th</sup> June 2025 under reference: 00267/25/FUL

A copy of all the planning documents can be viewed online at [www.e-lindsey.gov.uk/applications](http://www.e-lindsey.gov.uk/applications)

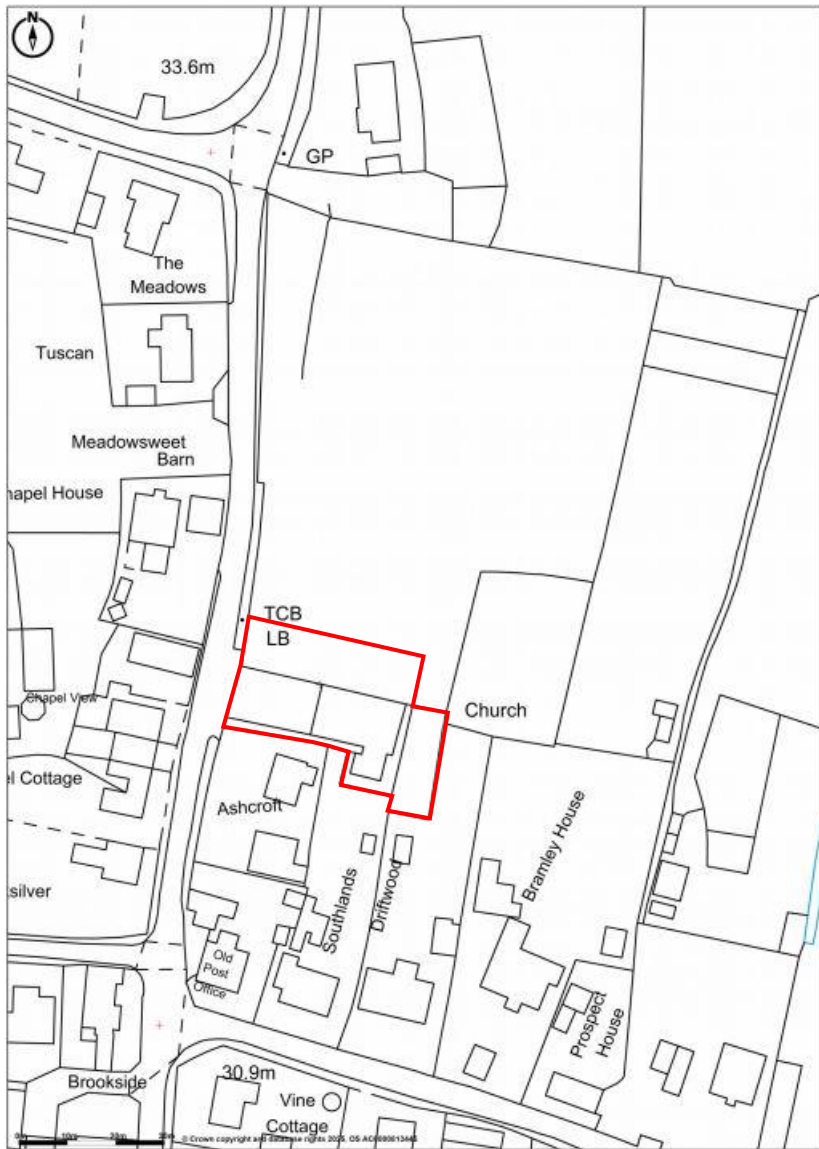
*Further enquiries should be directed to:*

East Lindsey District Council  
The Hub, Mareham Road  
Horncastle. LN9 6PH  
T. 01507 601111

## **TERMS AND TENURE**

The property is offered for sale with vacant possession on completion. The majority of the property is offered for sale freehold. The area of currently enclosed graveyard to the east (front) of the chapel building is to be included in the sale on a long leasehold basis; the lease term 999 years from 28<sup>th</sup> August 2024 at a peppercorn rent.

An area within the land to be sold is subject to an overage provision with a lifespan of 25 years from August 2024. The overage applicable to the granting of planning consent for residential development, at a rate of 50% of any enhancement of value.



### Access

The vendor has created a new vehicular gated access from Chapel Lane, with new driveway, laid to gravel. Access over the initial area of drive between Chapel Lane and the northern boundary of the land to be sold, shall be by right of way.

### Covenant

The sale shall be subject to a covenant, that shall restrict use of the property to a single private dwelling. This will also prevent use of the property as a holiday let, holiday let business, Airbnb or similar.

### Furnishings

The chapel room is still fully furnished, with many pews which are included in the sale, with the exception of a small quantity to be agreed with the vendor.

Further information on all of the above is available from the Agent.

### VIEWING

On site inspection permitted at any reasonable time from the roadside. Internal viewing is strictly by appointment through the selling agent:

### Colin Low

*Old Bank Chambers  
Horncastle  
LN9 5HY*

T. 01507 522222 Option 3  
E. colinlow@robert-bell.org

Brochure prepared May 2026

### DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4



**BELL**

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