



For Sale

The Chapel, Penrose, Wadebridge, Cornwall, PL27 7TB

31.9 Sq M
(343 Sq Ft)

Summary

- Rare freehold opportunity
- Grade II* Listed Chapel
- Close to A roads
- Viewings on Thursday 5th March 2026
- Best bids due by 16th March 2026

Location:

This unique Grade II* Listed Methodist Chapel located close to the village and Parish of St Ervan, a rural settlement in Cornwall, surrounded by open countryside and traditional village properties. The location offers a quiet setting while remaining accessible to nearby towns, villages and the coast.

The property is well placed for access to the A roads serving Cornwall, providing connectivity across the county and to local amenities available within the wider area. The established village context and rural surroundings are likely to appeal to a broad range of owner occupiers, investors and developers.

Description:

Penrose Chapel is a detached former chapel constructed of natural stone elevations beneath a pitched roof, occupying a prominent position within the village. The building displays simple proportions and solid construction typical of traditional Cornish chapels.

Internally, the accommodation is arranged around a principal open space offering good floor to ceiling height and natural light from existing windows.

The layout provides flexibility for reconfiguration, subject to the necessary consents, and lends itself to a variety of potential future uses depending on purchaser requirements.

The property retains elements of its original character and benefits from a straightforward building form. The chapel sits comfortably within its plot, and presents an opportunity to acquire a character building with scope for adaptation. Best and final bids are invited after two day viewing slots 19th and 24th February with best bid offers due by 16th March 2026.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

	sq m	sq ft
Total	31.9	343

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

The Chapel is exempt from and Energy Performance Certificate (EPC).

Planning:

The property is offered for sale with no current planning permission for alternative use. All prospective purchasers are advised to make their own enquiries with Cornwall Council and satisfy themselves as to the suitability of the property for intended use. Pre-application advice services advice can also be found at –

<https://historicengland.org.uk/advice/planning/our-planning-services/charter/our-pre-application-advisory-service/>

Business rates:

The property is exempt from rates payable. [Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold of the property is available. Offers are invited for the freehold interest and best bids are requested by 16th March – see attached bidding form.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

VAT:

All figures quoted are exclusive of VAT if applicable.



Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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INFORMAL TENDER FORM
The Chapel Penrose, Wadebridge, Cornwall, PL27 7TB

- The landlords do not undertake to accept the highest or any other offer. All offers will be considered on their individual merits.
- Offers must be for a fixed sum and not an escalating amount, (i.e. '£5 more than other offers')
- The successful bidder will be expected to be in a proceedable position
- This form must be completed in full and any supporting information requested attached.
- All offers are subject to contract, and offerors must make clear any other conditions.

To be received by 12 noon ON Monday 16th March 2026 by email, clearly marked:
FAO Rosie Brenton – Offer To Purchase for The Chapel Penrose, Wadebridge, Cornwall, PL27 7TB

Name:

Company Name:

Address:

..... Post code:

Contact number: Email:

Offer amount (figures and words): £..... (.....Pounds)

Intended Use

Please provide details of your intended use for the property.

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Track Record

Please provide details of your track record including examples of similar transactions which have been successful.

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Transaction funding

Please provide details of how the transaction will be funded.

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Is there anything else we should be aware of?

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Solicitor's details

Name:

Company Name:

Address:

..... Post code:

Contact number: Email:

I confirm that I have answered fully and honestly to the best of my knowledge and have read and agreed to the conditions overleaf.

Signature:

Dated:



Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.