



HOLY TRINITY CHURCH AND HALL, SOUTHAMPTON

FOR SALE

8,520 SQ FT (791.53 SQ M)



Summary

Church and Church Hall with large car park

Available Size	8,520 sq ft
Price	Price on Application
Business	N/A
Rates VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Place of worship

- Beautiful Grade II Listed Church
- Large Car Park
- Hall with Kitchenette
- Site area - 0.7 Acres
- Possible development opportunity subject to successful planning permission



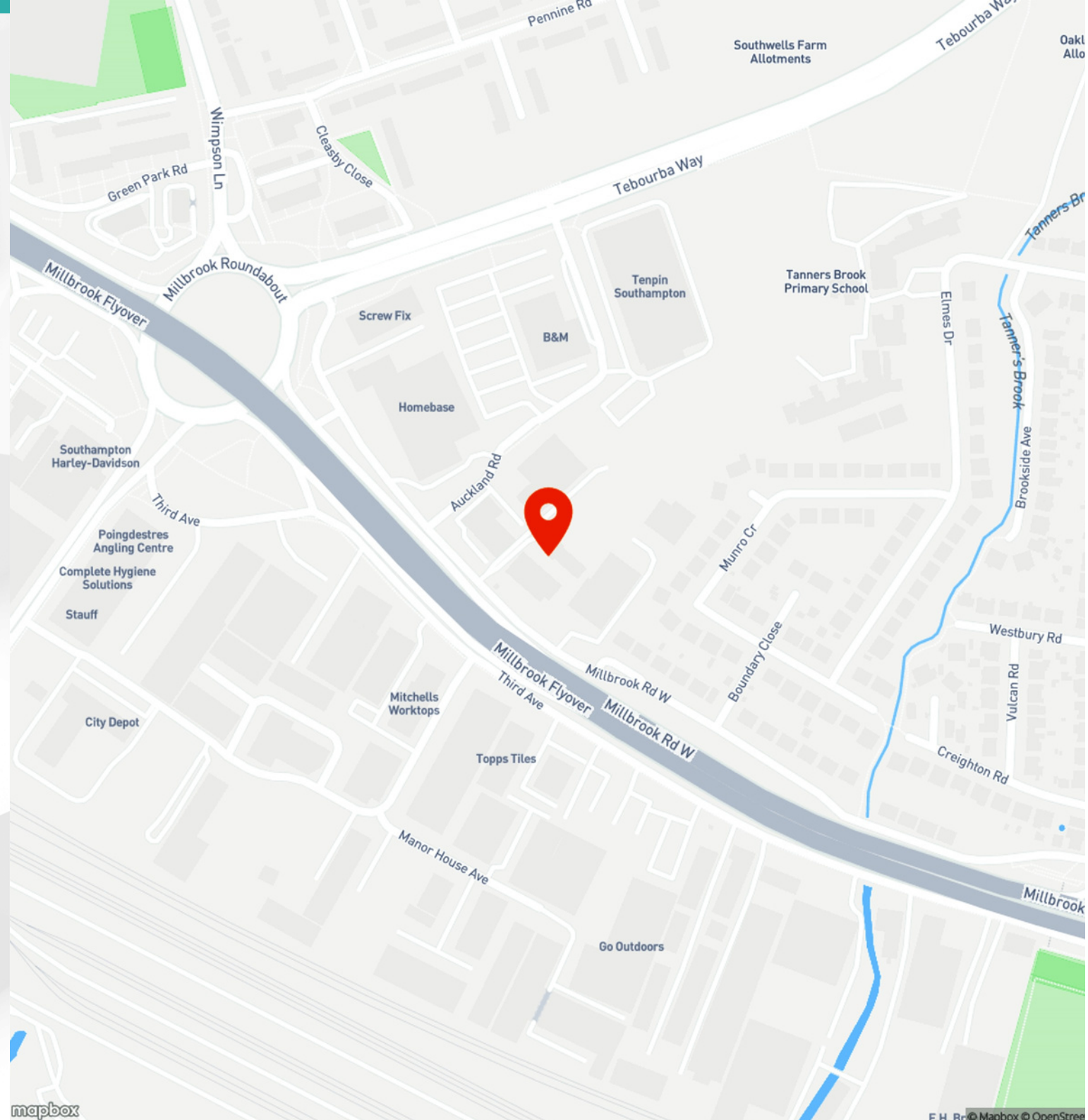
Location



**Holy Trinity Church And Hall,
Millbrook Road West,
Southampton, SO15 0JZ**

Holy Trinity Church and Parish Hall is located on Millbrook Road West, Millbrook, Southampton approximately 3.0 miles west of Southampton city centre. The vernacular of the area is mixture of industrial, office and local service providers. There is a regular bus service to the city centre and surrounding areas.

Access to the M27 (junction 3) is approximately 4.0 miles north, allowing quick access to Southampton Airport and the M3 (junction 14) is approximately 4.5 miles north east.









Further Details

Description

The site comprises of Holy Trinity Church, Parish Hall and associated car park. The Church has an approximate rectangular footprint with a striking front elevation and spire which overlooks the A33. The structure is of solid masonry construction with sandstone brick and feature stonework around the window and door openings.

The Church was built in 1872 and is Grade II listed with partial timber and tiled floors internally, vaulted ceilings throughout, feature windows and a pitched slate roof. The Parish community hall was built in the 1980's, and is of traditional construction, situated on a 0.70 acre parcel. The site is flat with a large unmarked car parking area adjacent to the Parish Hall. Access to the site is from Millbrook Road West.

The Hall benefits from a large function room with a suspended ceiling, kitchenette, male, female and disabled toilets, along with a large storage area.

Freehold - The title is registered at the Land Registry under title HP745865. The Church Hall is held under a separate title.

Accommodation

The accommodation comprises:

Name	Sq ft	Sq m
Church	5,934	551.29
Parish Community Hall	2,586	240.25
Total	8,520	791.54

Planning Policy CS3

Within the Southampton City Council Local Plan, Policy CS3 is in place to safeguard community facilities. The effect of this policy is that proposals which result in the loss of a community facility will not be supported if it is viable for the commercial, public or community sector to operate it and if there is no similar or replacement facility in the same neighbourhood.

Legal

Each party is to bear their own legal costs.

VAT

All figures quoted are exclusive of Value Added Tax – VAT has not been opted.

AML

In accordance with regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Method of Sale

We are instructed to market the site by private treaty. Offers are invited on both a conditional and unconditional basis and should be submitted by email to mcureton@vailwilliams.com.

Further Details

Other Church Bodies

We are informed by our client 'For church bodies considering possible purchase of this site it should be noted that the policy of the Church of England prevents the sale to anybody or group whose doctrine and teachings are incompatible with that of the Church of England.'

Legal and General Note

Please note our client instructions state 'All offers will be referred to the Diocesan Mission and Pastoral Committee (DMPC) who will make a recommendation to the Church Commissioners who will publish for consultation a draft scheme for the closure of the church, authorising the new use and disposal. Only once the statutory processes have been completed will the Commissioners be empowered to sell for the authorised use and be in a position to proceed to contract. The scheme will also free the property from the legal effects of consecration. Covenants will be included in the disposal to ensure the property is used for authorised purposes only and related matters'.

A set of standard covenants is available from the selling agent, Vail Williams. These may be adapted to take into account particular circumstances.





Enquiries & Viewings

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