

**btf**

Land & Property Experts



**DETACHED FORMER CHURCH**

**PARK ROAD , SITTINGBOURNE**



**ST MARY'S CHURCH,  
PARK ROAD,  
SITTINGBOURNE,  
KENT ME10 1DZ**

**A substantial Victorian church offering scope for alternative uses or conversion.**

- **Gross floor area of approx. 399.3 m<sup>2</sup> (4,298 sq ft)**
- **Site of approx. 0.22 Acres**
- **Suitable for a Range of Uses**
- **Large Open Chapel Area**
- **Modern toilet and kitchen facilities**

**FOR SALE BY PRIVATE TREATY WITH VACANT POSSESSION ON COMPLETION**

**OFFERS IN EXCESS OF £480,000**

**Viewings strictly by appointment via sole agents:**

**William Hinckley or Hector Nelson**

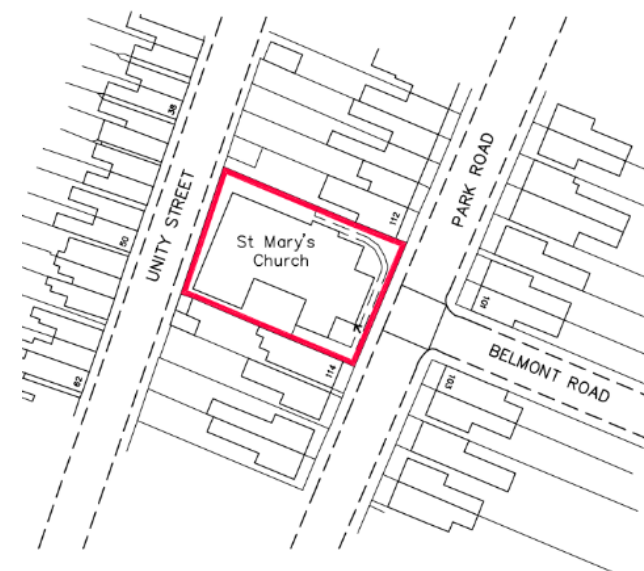
**01227 763663**

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**LOCATION**

The property is located towards the centre of Sittingbourne, the largest town within the Swale district of Kent. The town is positioned just north of junction 5 of the M2 motorway, around 12 miles north-east of Maidstone, 17 miles west of Canterbury and 45 miles east of London. The mainline station provides regular train services to central London (Victoria, Cannon Street and St Pancras) and stations along the east Kent line.

The property is situated within a mixed, mainly residential area, just south of the town centre on the west side of Park Road, opposite its junction with Belmont Road and with a secondary frontage to Unity Street.



**DESCRIPTION**

The property comprises a detached, single-storey Victorian Church having solid brick elevations incorporating moulded stonework, with the rear gable end being partially clad with cedar shingle tiles. The main roofs are pitched, with a clay tile covering.

The interior is broadly open having a main chapel arranged as a Nave and raised Chancel, a lady chapel and small vestry off the main Chancel. It has exposed brick walls, with a row of stone columns supporting brick arches, which in turn support the open timber roof structure.

The building was extended in the 1930s, to provide a church hall at the rear which has brick elevations and a flat felt covered roof; and in the early 2000s to provide an entrance hall, kitchen, modern (male, female and disabled) toilet facilities and a boiler room, has brick elevations and a pitched slated covered roof.

The property sits on a broadly rectangular site of approximately 0.09 hectares (0.22 acres). Any plans provided are for identification purposes only and are not to scale. Interested parties should satisfy themselves in relation to the location of external or internal boundaries prior to making any offer.

## ACCOMODATION

The property has the following approximate floor areas:

Description	Area	
	m <sup>2</sup>	sq ft
<b>Main Church</b>	241.1	2,595
<b>Vestry</b>	19.3	208
<b>Church Hall</b>	79.0	850
<b>Entrance, kitchen &amp; toilets</b>	59.9	645
<b>Total</b>	<b>399.3</b>	<b>4,298</b>

## FIXTURES AND FITTINGS

On acceptance of any offer the schedule of fixtures and fittings which are specifically included within the sale will be agreed.

The vendor reserves the right to remove any fixtures, fittings and stained glass in advance of the agreement in the schedule and thereafter anything which is not in the schedule can be removed without notice in advance of any sale.

## PLANNING

According to Swale Borough Council's planning website, the property is not listed or within the Conservation Area.

Interested parties should satisfy themselves that their intended use will meet planning requirements and are advised to make their own enquiries to Swale Borough Council, Swale House, East Street, Sittingbourne, Kent ME10 3HT  
01795 417850 [www.swale.gov.uk](http://www.swale.gov.uk)

## SERVICES

We are advised that the site is connected to all mains services but interested parties should confirm this independently with the statutory providers.

## BUSINESS RATES

The property does not have a rating assessment.

## RESTRICTIVE COVENANTS

The property is to be sold subject to the Church Commissioners' standard covenants which will include controls to ensure the property is used for authorised purposes only, prevent unauthorised alterations or demolition, and protect against disturbance of any monuments or memorials. A set of standard covenants can be obtained from the Agent.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves.

## FURTHER INFORMATION

Interested parties will be provided with a link to a data room giving access to copies of any further information in respect of the property.

## LEGAL COSTS

Each party will bear their own legal costs.

## VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

## PURCHASER INFORMATION

In accordance with Anti Money Laundering Regulations, we are now required to obtain proof of identity for all purchasers.

## PROPOSITION & TERMS

The freehold interest is offered for sale with vacant possession on completion.

Our clients are seeking offers in excess of £480,000

Interested parties are invited to submit offers, subject to the following conditions:

1. Offers must be accompanied by sketch plans which should outline the applicant's proposals, along with written details of the proposed use.
2. The Vendors will not be bound to accept the highest offer or any offer. The Vendors will also consider the suitability of the proposed use in light of the previous religious use.
3. Any offer must clearly state the price which the applicant is prepared and able to offer for the property and must be unconditional save for the condition that planning permission be granted (if required). Any offeror will be asked to provide proof of funds.
4. All offers will be referred to the Diocesan Mission and Pastoral Committee (DMPC). Whilst the DMPC does not have a power of disposal, it will make a recommendation to the Church Commissioners who have power under the Mission and Pastoral Measure 2011 to prepare and issue a draft pastoral (church buildings disposal) scheme authorising the new use and disposal of the property.
5. In the event that scheme becomes effective the Commissioners will be empowered to sell or to lease the property for the authorised use when the remaining statutory requirements are completed. The scheme will also free the property from the legal effects of consecration.
6. Until the scheme has been completed the Commissioners will not be in a position to proceed to contract.



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.