



OFFHAM  
METHODIST  
CHURCH

OFFHAM METHODIST CHURCH  
1888

Ibbett Mosely  
**For Sale**  
With planning permission for conversion  
into dwelling or continuing DI Church/Community Use.  
Email: [info@ibbettmosely.co.uk](mailto:info@ibbettmosely.co.uk) | Tel: 01752 475588 | Text: 07732 370783  
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Ibbett Mosely

Offham Methodist Church 5 Teston Road, Offham, Kent, ME19 5PE



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## 5 TESTON ROAD - THE FORMER METHODIST CHURCH HISTORIC CHURCH BUILDING WITH CONSENT TO CONVERT TO ONE RESIDENTIAL DWELLING WITHIN THE VILLAGE OF OFFHAM, KENT FOR SALE BY PRIVATE TREATY.

- Historic Church Building
- Central Village Location
- Planning Consent
- Permission for Single Dwelling
- Development Opportunity
- Close Proximity to West Malling

THE FORMER METHODIST HISTORIC CHURCH BUILDING WITH CONSENT TO CONVERT TO ONE RESIDENTIAL DWELLING WITHIN THE VILLAGE OF OFFHAM, KENT FOR SALE BY PRIVATE TREATY.

### OFFHAM

Offham is a popular old Kent village with village green, a local primary school and Spadeworks Nursery which has a shop and cafe. West Malling town centre offers a good range of day-to-day shopping facilities pubs and restaurants. West Malling and Borough Green railway stations serve London (Victoria). Tonbridge, Sevenoaks and Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations (Charing Cross/Cannon Street). There are a good number of well regarded state and independent schools in the area. The M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath. Kings

Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.

### LOCATION

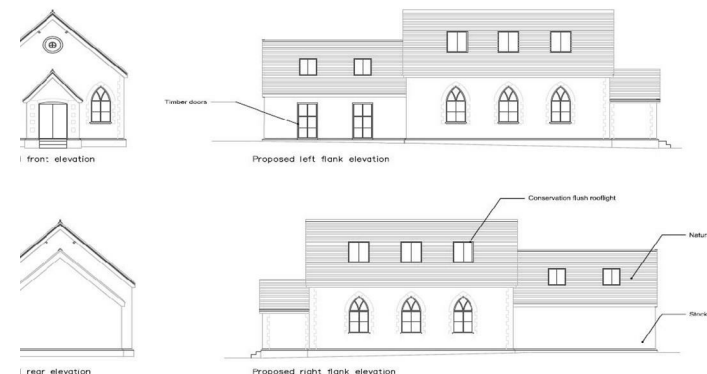
The property is situated in an attractive position within Offham village. Located directly adjacent to the site is a playing field and small village car park. The surrounding properties are predominantly residential in nature although there is also an attractive pub situated a short walk away in the centre of the village.

### DESCRIPTION

The building is constructed from brick and flint, above the entrance is a small round window, around the window, carved into the brickwork reading "Primitive Methodist Church 1898". There is a small area to the front of the building suitable parking and grassed area to the right of the building. There is a garden area to the rear and side of the building.

### FEATURES & ACCOMODATION

The building is arranged on the ground floor the



space is representative of the age of the building with a large worship space to the front of the site and a recreation room to the rear. Given the layout of the building it would be simple to convert either to residential use (as consented), an alternative commercial use or continue as a centre for worship.

### MEASURED AREAS

The premises have been measured to extend to approximately 1,905 Sq Ft (177 Sq M) the site measures 0.08 acres.

### TOWN PLANNING & ALTERATIONS

The existing lawful use of the building is within class D1 of the Use Classes Order (As amended). This means that the premises can also be used as a clinic, health centre, crèche, day nursery, day centre, school or a library.

### PLANNING CONSENT

Application reference number 19/01349/FL for the change of use and remodelling of existing church to create single dwelling was granted on August 9th 2019. The planning documentation is available at the offices of Ibbett Mosely but copies can be sent via email upon request.

The consented accommodation schedule measures as follows:

Ground Floor 1,033.00 Sq Ft 96.00 Sq M  
First Floor 559.00 Sq Ft 52.00 Sq M  
Total 1,592.00 Sq Ft 148.00 Sq M

Other uses outside of the categories described above, may require planning consent. For further discussion on this please contact our associated planning specialists, Howard Sharp and Partners, telephone 0207 222 4402 or 01732 456888.

### RATING

The premises is not recorded on the Rating List due to the charitable ownership, this will change following the completion of the purchase. The building will be liable for council tax following the conversion to residential use.

### FREEHOLD SALE

Offers sought for the freehold interest.

### LEGAL COSTS

Each party to bear their own legal costs.

### EPC

Unrequired due to Church status.

### AML REGULATIONS

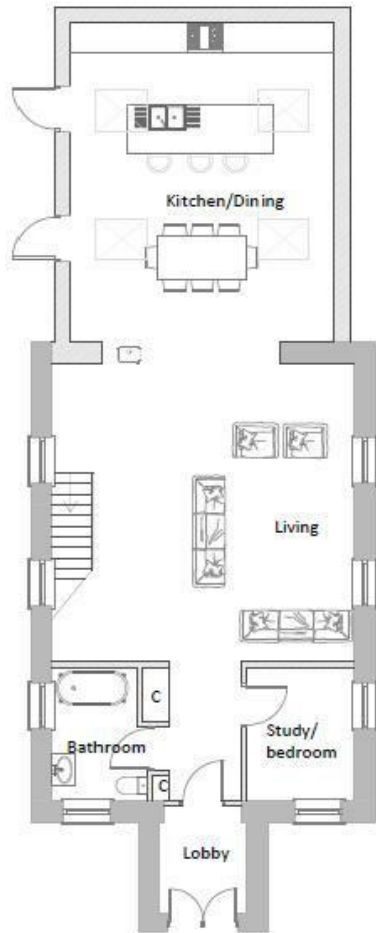
In accordance with Government Regulations all prospective purchasers will be required to provide satisfactory proof of identity.

### VIEWINGS

The West Malling Branch of Ibbett Mosely is in close proximity to the church and will gladly facilitate viewings. Please contact the office of 01732 842668.







Ground floor



First floor



**Ibbett Mosely**

**Sevenoaks 01732 452246**

EPC Rating-

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
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