



**WALKFORD UNITED REFORMED CHURCH, 142  
RINGWOOD ROAD, CHRISTCHURCH, BH23 5RQ**

**FOR SALE**

**2,006 SQ FT (186.36 SQ M)**



# Summary

## For Sale – Walkford United Reformed Church - 2,006 SQ FT

Available Size	2,006 sq ft
Price	£450,000 Exclusive of VAT. The vendor retains the right to an informal tender if required.
Business Rates	TBC
Legal Fees	Each party to be responsible for their own legal costs incurred in the transaction.
EPC Rating	EPC exempt - Listed building

- Freehold
- Grade II listed church and rear hall
- Suitable for community use or variety of uses subject to planning
- 2006 sq ft - all measurements are approximate
- Price guide - £450,000 plus VAT



# Location



**Walkford United Reformed Church 142 Ringwood Road, Walkford, Christchurch, BH23 5RQ**

The property is situated on Ringwood Road, Walkford which is a suburb of Christchurch and in the BCP conurbation. New Milton and Christchurch town centres are located approximately 2 and 4 miles distant respectively. The population of Highcliffe and Walkford parish in the last census was 13,725.





# Further Details

## Description - Grade II Listed Church with Hall to rear

The Grade II listed church (List entry number 1110075) premises comprises the church building at the front of masonry construction with rendered elevations. It is a detached building with pitched slate roof and arched windows to sides. The church is accessed via a porch with double timber doors. Internally the floor is predominately parquet with part raised carpeted area. There is a further room behind the hall which has a fireplace and provides access to the flat roof link building.

The flat roof extension comprises an entrance lobby and WCs and links the rear hall to the church. The rear hall is of timber framed construction with pitched felt roof and externally clad with wood. There is a part glazed elevation and internally the rear hall has vinyl flooring and there is partitioning that separates the main part of the hall from a kitchen.

Externally the property benefits from a tarmac parking area at the front of the site with access from Ringwood Road.

There is also a detached prefabricated store outbuilding which has not been inspected internally or measured and adjacent to this, there is a timber shed.

We have been informed that all main services are connected to the site; mains water, electricity, gas and drainage and the church building has 3-phase electricity.

The surrounding grounds and parking areas are available by separate negotiation.

The Manse, with its private garden, situated adjacent to the main church, is currently let on an assured shorthold tenancy. Whilst the property will be sold in due course, interested parties should make any enquiries regarding the property direct to the Agent, and not under any circumstances approach the tenant.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Church Hall	1,094	101.64	Coming Soon
Ground - Link Building	111	10.31	Coming Soon
Ground - Rear Hall	801	74.42	Coming Soon
<b>Total</b>	<b>2,006</b>	<b>186.37</b>	

## Tenure

Freehold with vacant possession

## EPC

Exempt

## AML

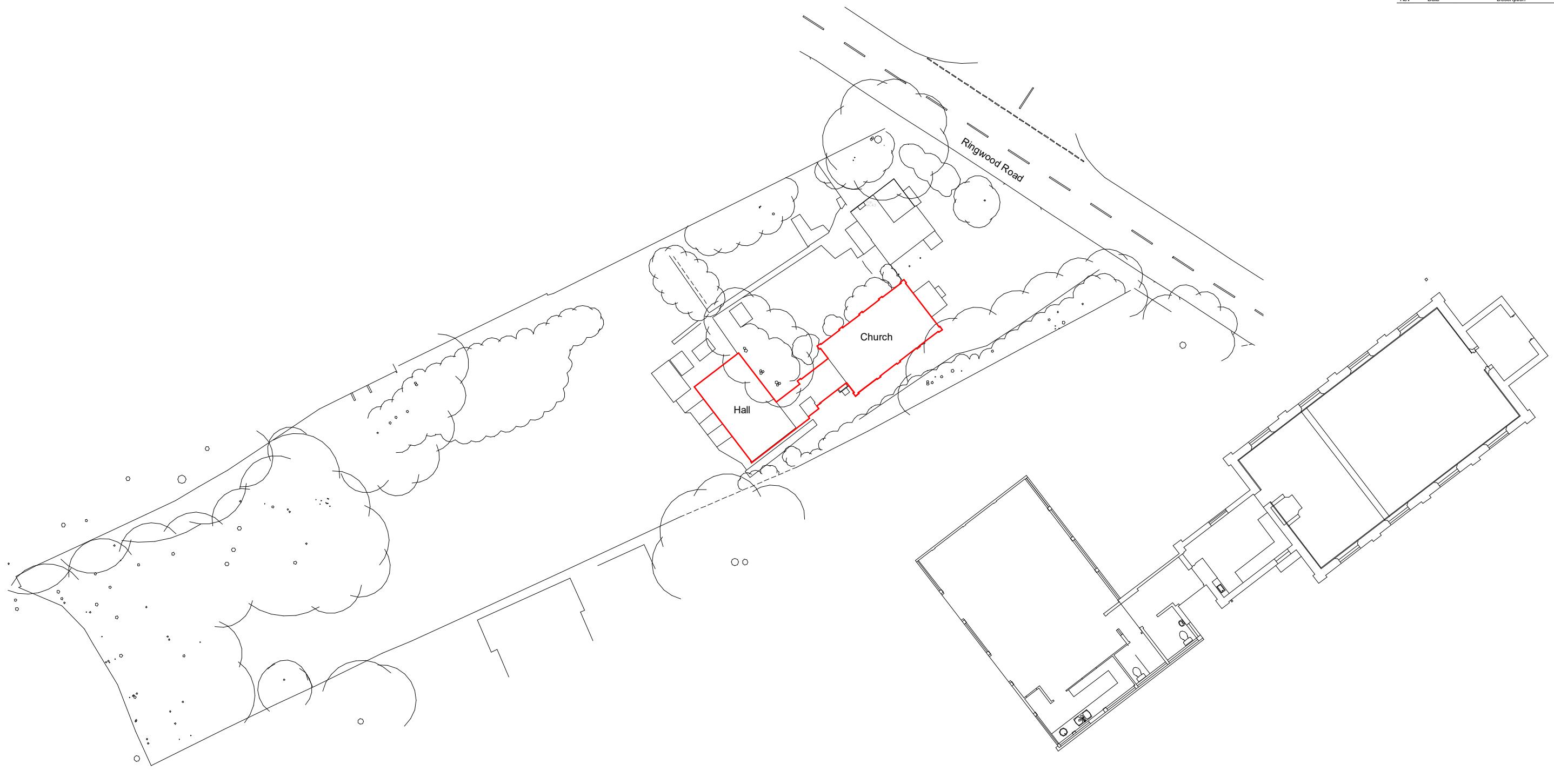
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



REVISION NOTES				
Rev	Date	Description	Drw	CHK

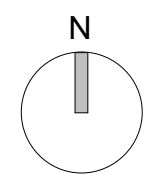
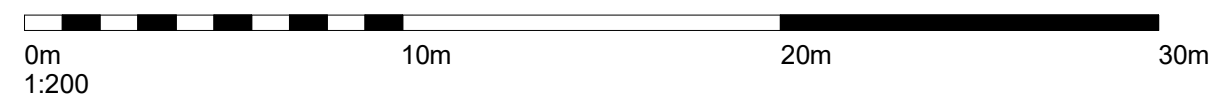


**1** 0 Church / Hall marketing drawing  
1 : 500



**2** 0 Church Hall Ground Floor Plan  
1 : 200

Drawings Based on Survey information by others



Project  
**United Reformed Church**  
Ringwood Road, Walkford, Christchurch

Client  
**The United Reformed Church (Wessex) Trust Limited**

**WLA.**  
**WLA WilliamsLester.**  
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Title  
**Church and Hall Marketing Drawing**

Scale	A3 @ As Indicated
Revision	?
Drawing Status	<b>Existing Plans</b>
Suitability	?
Suitability Description	?
Drawing No.	<b>6112-WLA-XX-ZZ-DR-A-0050</b>

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## Enquiries & Viewings



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