



Homes
England



Garrison Church, Station Road, Bordon, GU35 0NW

- Former Church Building for Sale for Community uses.
- Site Area 0.260 hectares (0.642 acres)
- Floor area: 531 sq. m (5,716 sq. ft)
- Fronting Station Road, just off the A325 close to Bordon Town Centre .
- Adjacent to the former Louisburg Barracks residential regeneration scheme.
- Further site information is available upon request.
- Offers Invited.

FOR SALE

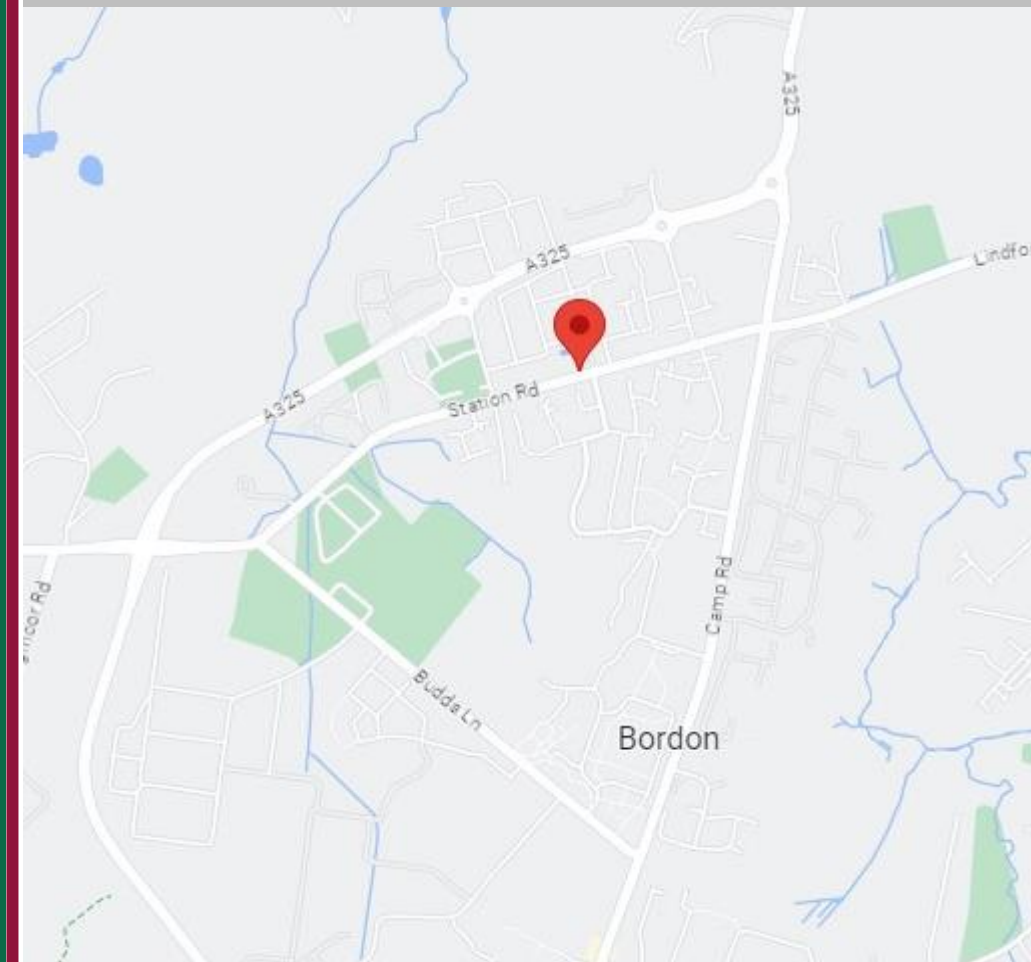
Community Use & Renovation Opportunity



LOCATION

Garrison Church is located approximately 1.3km north of Bordon town centre and sits with primary frontage onto Station Road, just off the A325.

The subject property is located within the south part of the wider former MoD Louisburg Barracks, which has been subject to a major regeneration scheme. The plan below identifies the location of the subject property.



DESCRIPTION

Externally, the property comprises of grounds which are generally tarmac surfaced, with approximately 26 marked bays and potential for more to be marked.

The property comprises an attractive former church premises extending to approximately 531 sq. m (5,716 sq. ft) over two floors. The property has two distinct wings connected at ground level. The front area comprises main auditorium space on the ground floor and a further two larger rooms on the first floor. The rear wing provides a series of offices/rooms on ground and first floors with WC's and a kitchen area.

The property is currently vacant and provides for significant renovation and opportunity for new community uses serving the area.



PLANNING

The property falls within the administrative boundary of East Hampshire District Council and offers significant opportunity to renovate, and convert use of the site to community use, subject to all necessary planning consents. The property must conform to being used as a community asset.

Purchasers are advised to make their own enquiries to the local planning authority with regard to their proposals.

METHOD OF SALE AND REQUIREMENTS

Expressions of Interest are invited for the freehold interest of the property on either a conditional or unconditional basis .

The property will be sold subject to a restriction on use as a community facility only in line with uses F1 & F2 of the Use Classes Order (2021). Any future changes of use will be subject to an overage based upon 50% of any uplift in value. Any overage will be payable upon grant of an implementable planning consent and the restriction will be required for a period of 25 years from the date of transfer.

Bidders are invited to submit Expressions of Interest within which they will be expected to provide information in relation to the following:

- i. Confirmation of the party/legal entity proposing to acquire the building including (company) name, details of registered office and company number if appropriate.
- ii. Proposal – Indicative proposal for the property, alongside timescales for delivery.
- iii. A business plan detailing the proposed occupiers sustainable plan for the next five years (min) detailing projections of works to the building, its use and sources of income.
- iv. The Financial Offer for the property.
- v. Proof of funding detailing sources and proposed income streams.

Following initial Expressions of Interest Homes England retains the right to proceed to a second stage inviting informal tenders for the site. Homes England reserves the right to not accept the highest or any bid for the property.

Online Information Pack

A technical pack of information relating to the site is available to view via a dedicated Data Room on the Thomas Lister Website. Access to the Data Room is password protected and available from the sole agents, and please note that information within the Data Room might be updated through the marketing process. The data is provided for information only and bidders should not rely on it for the purposes of the bid and should make their own enquiries.

Tenure

The property is freehold and is owned by Homes England as part of a larger land holding under Title Number SH38654.



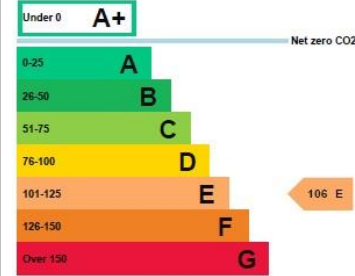
VIEWINGS

The property can be viewed externally from the roadside of Station Road.

If you would like to view the property internally, please contact Thomas Lister for details. Please note that due to the nature of the proposed sale purchasers will be required to provide details of their organisation and proposed use prior to viewing.

Please note that Thomas Lister and/or the Vendor take no responsibility for any loss or injury caused whilst carrying out a site visit.

EPC



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