



Kingdom Hall, Chave Court Close, Hereford, HR4 9QG



Sunderlands
Residential Rural Commercial



**Kingdom Hall
Chave Court Close
Hereford
HR4 9QG**

Summary of features

- Detached red-brick property in a popular accessible location.
- Planning consent for HMO use. ERV circa £55 - 60,000 per annum.
- Currently vacant and recently fully refurbished.
- Suitable for alternative uses subject to planning.

**GUIDE PRICE
£500,000**

Situation:

The subject property is situated to the north of Hereford city and borders Widemarsh Common. Chave Court Close itself is accessed via Grandstand Road which itself leads to the Holmer Road/Newtown Road roundabout (A49).

In the immediate vicinity there are a number of residential properties at Chave Court Close, as well as the Widemarsh Children's Centre to the rear and Westfields Football Club in very close proximity.

Description:

The property comprises a detached red-brick premises with a pitched tiled roof. It was previously used as a meeting venue under Use Class F but has since been converted to Residential Use C4, a house of multiple occupation.

Internally it has been converted to provide 8 bedrooms at first floor, all with required bathrooms and facilities.

On entering the property at ground floor level one enters a central hallway off which can be found WC and shower facilities, in line with regulations associated with 8 individual rooms, with access also to the newly-installed kitchen facilities. Off the kitchen is a large living/dining area with a staircase off this room leading to the recently-renovated first floor area. The first floor was previously open-plan and used as a single meeting room, but the current owner has split it up into 8 individual bedrooms all of which have double-glazing and radiators fitted.

Externally there is a fire escape off the first floor exiting via the northern end of the building, with this fire escape emerging at ground floor level beside an external storage area. The storage area is currently vacant and could possibly be used as a bike store, if required, under planning regulations.

Accommodation:

The building has been measured on a net internal area basis as follows:

	Sqm	Sqft
Ground Floor		
Kitchen	15.92	171.36
Open-plan living area	41.20	443.47
External store/bike shed	13.02	140.15
First Floor		
Bedroom 1	9.52	102.47
Bedroom 2	7.09	76.32
Bedroom 3	6.73	72.44
Bedroom 4	6.69	72.01
Bedroom 5	7.02	75.56
Bedroom 6	10.06	108.28
Bedroom 7	11.63	125.18
Bedroom 8	10.52	113.24
TOTAL	139.40	1,500.48

Services:

We understand the property benefits from all mains services including gas.

Tenure and Terms:

Kingdom Hall is offered for sale freehold with vacant possession at a guide price of £500,000.

The method of sale is Private Treaty with the owner of the premises confirming the property will remain vacant, preferring to sell the site with vacant possession.

VAT:

We are of the understanding that VAT is not chargeable on the purchase price.



Council Tax/Business Rates:

While the property was Kingdom Hall it was listed as a Place of Worship and was, therefore, exempt from Business Rates.

Since the conversion the property has not yet been assessed for Council Tax purposes, with this likely being undertaken shortly.

Directions:

The subject property is situated close to Widemarsh Common immediately off Chave Court Close. When travelling north through the centre of Hereford along Edgar Street, continue past Hereford Football Ground on the right and The Courtyard on the left until reaching the roundabout next to the former Heart of Oak pub. At the roundabout take the first exit left along Newtown Road and continue to the next roundabout taking the first exit again. Approximately 150m along this road, where the road bears right, take a left-hand turn onto Chave Court Close. Follow this road around the right-hand bend and the building will be immediately in front. There is no parking included with the property, so we advise parking on the street where space is available.

Viewing Arrangements:

By appointment with the agents:
Sunderlands, Offa House, St Peter's Square,
Hereford HR1 2PQ
Tel: 01432 356161 (opt.4)
Email: james.dillon@sunderlands.co.uk

Brochure prepared as at 24 April 2025

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