



SARISBURY GREEN UNITED REFORMED CHURCH
162 BRIDGE ROAD, SOUTHAMPTON, SO31 7EJ

FOR SALE - FREEHOLD

3,897 SQ FT (362.04 SQ M) on a 0.5 acre site



Summary

Suitable for Class F1 (Community) Uses

Available Size 3,897 sq ft

Guide Price £800,000

Business Rates N/A

EPC Rating EPC exempt - Place of
worship



Location

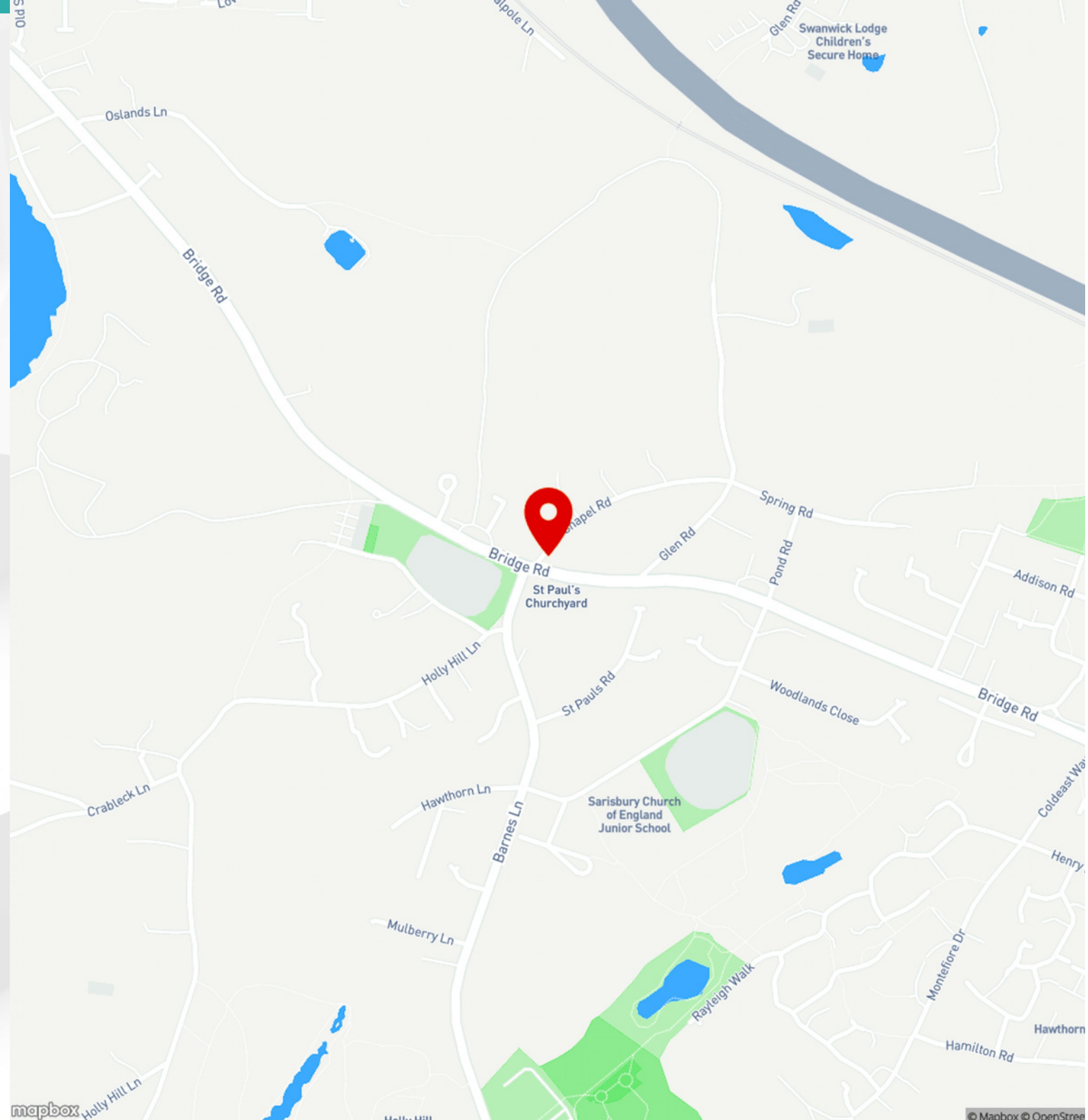


Sarisbury Green United Reformed Church 162 Bridge Road, Sarisbury Green, Southampton, SO31 7EJ

Sarisbury Green is a village on the east bank of the River Hamble, within the borough of Fareham and located immediately adjacent to Park Gate. It is situated 5.7 miles west of Fareham Town Centre and 7.3 miles south-east of Southampton.

The A27 provides access to the M27 at Junctions 8 and 9. Bursledon and Swanwick railway stations are situated approximately 2 miles north-west and 1.7 miles north-east respectively. The stations provide services to Southampton and Portsmouth, as well as destinations further afield such as Winchester.

The property is situated within the Sarisbury Green Conservation Area, which is principally focussed on and around the historic village green. The property is located in a prominent position on the corner of Bridge Road and Chapel Road, at the north-eastern corner of the green and the church has been identified as a building of townscape interest.





PRIVATE
NO
PARKING

Further Details

Description

The property occupies a site of just over 0.5 acres which slopes steeply from the front (Bridges Road) to the rear. Set back from the road and occupying the south-west corner of the site is a purpose-built detached church building which we understand dates from 1931. The property is of brick construction beneath a series of pitched and tiled roofs. To the front of the church is an asphalt surfaced parking area with ad hoc parking for several vehicles.

The south-eastern corner of the site comprises a grassed area to the front before falling away to the rear. There is a concrete and brick stairway running with the gradient to provide pedestrian access from the front of the site to the rear.

At the rear of the site is a circa 1960s single storey community style building of blockwork construction beneath an asbestos cement sheet roof. There is separate vehicular access off Chapel Road and a large gravel surfaced parking area.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m
Ground - Church	1,975	183.48
Ground - Church Hall	1,922	178.56
Total	3,897	362.04

We have calculated the total site area of the property from an Ordnance Survey extract to be 0.21 hectares (0.52 acres).

Terms

Freehold. Unconditional offers are sought for the property on the basis of the existing use. The sale of the property will be subject to restrictions in connection with future redevelopment.

Planning

The current use of the property is a place of worship, falling within use class F1 of the Town & Country Planning (Use Classes) Order.

Local Plan policy (Fareham Borough Council - Policy DSP52) has regard to Community Facilities. Community facilities are defined as *'health centres, dentists, schools and further education, space for the arts, museums, libraries, community halls and other public meeting venues, theatres, cinemas, public houses, places of worship, cemetery and some policing facilities'*.

Policy DSP52 states that the loss of community facilities will only be permitted where:

- i. new or extended facilities of suitable quality are provided on the site or at a suitable alternative location; or
- ii. there is no demand for continued community facilities at the proposed location

Legal Costs

Each party to pay their own legal costs involved in a 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.

AML

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

Disposal Process

The property is to be sold via informal tender. Further details to be provided to prospective purchasers in due course.





Enquiries & Viewings

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