



Primmer Olds BAS

FOR SALE

Community Buildings & Residential with Development Potential STPP

CHANDLERS FORD UNITED REFORMED CHURCH, KINGS ROAD, CHANDLER'S FORD, EASTLEIGH, HAMPSHIRE, SO53 2EY

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KEY FEATURES

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- Total Site Area 0.880 acres (0.36 Hectares)
- Guide Price: Offers in the region of £1,950,000 stc
- Extensive community building with vacant possession
 - Detached dwelling house (LET)
 - Land let to Scout Group (LET)
- Best bids end date noon 15th November



Primmer Olds B.A.S
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Enquiries: Call us on 023 8022 2292



CALL US ON 023 8022 2292 | WWW.PRIMMEROLDSBAS.CO.UK

CHANDLERS FORD UNITED REFORMED CHURCH

LOCATION

Chandlers Ford is an established town within the Borough of Eastleigh, situated to the North of the Port City of Southampton. It has good local shopping facilities and proximity to the M3 motorway and rail connections.

The subject site is situated in a residential area of good quality adjacent to a school.

DESCRIPTION

We are instructed to sell this mixed use site and buildings, which comprises a main community building used as church and ancillary spaces with vacant possession. In addition there is a residential detached house (currently let) which forms part of the freehold, together with a parcel of land which is let to the scouts as land, where they have a lease and utilise the land for a scout hall.

The site extends in total to approx. 0.88 acres.

The site will be of interest to other community users, investors and developers.

TENURE

Freehold

VAT

We understand that there is no VAT applicable, however all parties are advised to make their own enquiries into the matter.

PLANNING

Interested parties are advised to make their own enquiries. The site is thought to have potential for re-development for residential or other uses, subject to all necessary consents.

Currently community and residential.

TENANCIES

The area to the left of the site is let to the trustees of the 3rd Chandlers Ford Scout Group on a lease of 22 years from 9th September 1992 at an initial rent of £1.00 per annum. The tenant is understood to be "holding over" with security of tenure under the Landlord & Tenant Act 1954. A copy of the lease is available on request highlighting specific terms and rights of access, parking etc.

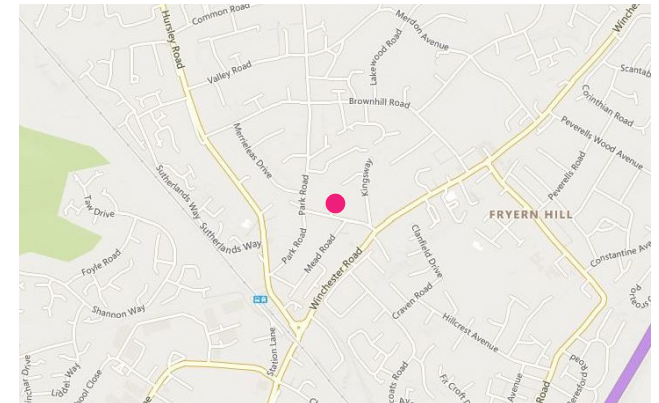
The residential element is subject to an assured shorthold tenancy. (further details available on request)

TERMS

Offers considered in the region of £1,950,000 subject to contract for the freehold interest on the whole site.

It is likely an informal tender process will be agreed following the initial marketing period. Best Bids due noon 15th November 2023.

Offers considered for parts of the property and subject to planning.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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CHANDLERS FORD UNITED REFORMED CHURCH

ACCOMMODATION

Community Hall	Sq Ft	Sq M
Ground Floor	6,040	561
Comprises main hall, including 3 other halls on ground floor with two rooms on the first floor.		
Total Internal Area	5,886	546.75

The Manse	Sq Ft	Sq M
Total Internal Area	1,679	156
4 bedroom residential dwelling.		

Scout Hall	Sq Ft	Sq M
Total Internal Area	2,733	254

Areas stated are taken from valuation report.

EPC

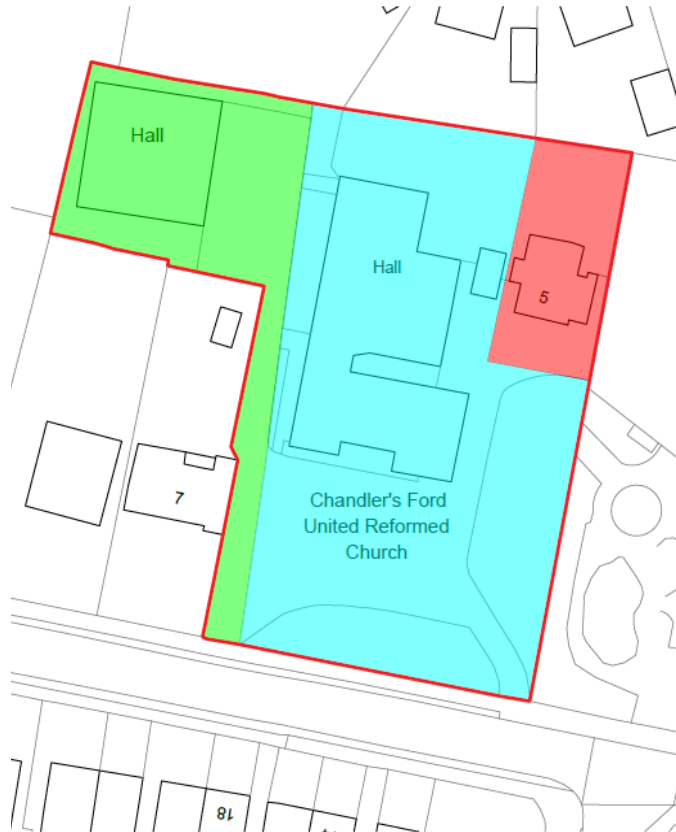
Community Hall	Not required
The Manse	E

RATES

Rateable Value	To be assessed
Source – voa.gov.uk	

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



For identification purposes only. Not to scale and not to be relied upon.



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