

The Edge, Bolton Street, Brixham, TQ5 9DH
Freehold Character Property
Auction Guide £120,000

boycebrixham

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A rare and exciting opportunity to acquire a substantial Grade II listed former United Reformed Church together with adjoining school house, occupying a prominent position in the heart of Brixham town centre. Offered with vacant possession and no onward chain, this impressive freehold property presents exceptional scope for redevelopment, investment, community, residential or mixed-use potential, subject to all necessary consents being obtainable.

The principal church building retains a wealth of original character features including stained-glass windows, vaulted interiors, gallery seating and the original organ, creating a striking and atmospheric space. The former school house provides additional versatile accommodation including large halls, office/meeting rooms, kitchen facilities, storage areas and ancillary accommodation over two floors.

Extending to a significant overall footprint, the property offers flexible internal layouts suitable for a wide variety of future uses. Located within easy reach of Brixham Harbour, local amenities and the town's vibrant waterfront, the site combines historic charm with exciting commercial and development possibilities.

ACCOMMODATION
Ground floor: Reception area, lobby with staircase either side of the hallway, main Church hall, two rear offices and store, meeting room/office, two cloakroom/WC's
First floor: Galleried landing, organ area, two store rooms, cloakroom/WC, function room with kitchenette, shower room/WC, boiler room,
Outside: To the front of the property are two raised lawned areas of garden.

FREEHOLD WITH VACANT POSSESSION

IMPORTANT INFORMATION
All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE
Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION
Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at 247 property auctions. or contact Boyce Brixham for the direct contact at the auction house. At the fall of the hammer contracts are exchanged and there is no going back!

Council Tax Band:

- PROPERTY FOR AUCTION
- LARGE FORMER CHURCH
- IMMEDIATE VACANT POSSESSION
- HAMMER DROPPING 10th NOVEMBER
- WITH ATTACHED SCHOOL HOUSE
- CALL TO BOOK A VIEWING









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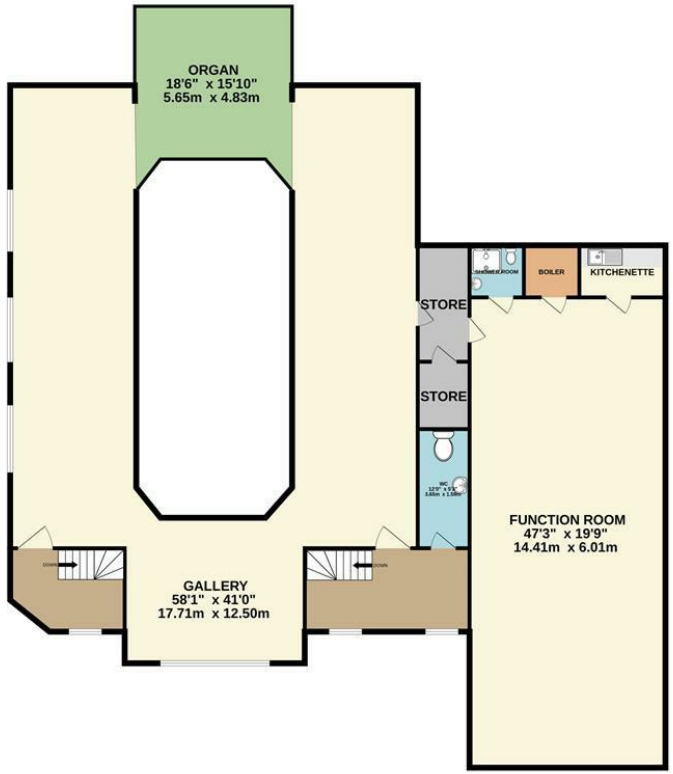
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GROUND FLOOR
3672 sq.ft. (341.1 sq.m.) approx.



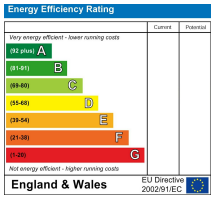
1ST FLOOR
2867 sq.ft. (266.3 sq.m.) approx.



TOTAL FLOOR AREA : 6028sq.ft. (560.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating:



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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