



St Michael's Church







St Michael's Church

Honiton, Devon, EX149TE

Medieval Grade II* listed Former Parish Church of Honiton

- Community use preferred
- Edge of town
- Freehold/leasehold
- Grade II* listed building
- East Devon National Landscape
- Not currently rated

Informal Tender £100,000

Stags Honiton

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01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



METHOD OF SALE

The property is offered for sale by private treaty. Prospective purchasers are invited to submit offers accompanied by a proposal outlining the intended use of the property. For further information and a submission form, please contact Stags Honiton on 01404 45885 or email honiton@stags.co.uk.

Following an initial review, preferred proposals will be shortlisted and invited to progress their scheme through the planning process with the Local Planning Authority. Proposals that provide a community benefit will be viewed favourably.

The property is available on either a freehold or leasehold basis, subject to agreement.

SITUATION

Located in a wonderfully elevated position on the southern edge of Honiton St Michaels and All Angels is with the East Devon National Landscape.

Honiton offers a range of amenities including Tesco, Aldi and Lidl supermarkets, an out of town retail park and a diverse and interesting range of independent shops including many antique, bookshops and a twice weekly street market.

There is a main line rail link for direct trains to London Waterloo and Exeter. The A30 dual carriageway provides quick access to Exeter and Exeter regional airport.

The Regency town of Sidmouth along with popular beaches of Branscombe, Seaton and Lyme Regis are within easy driving distance.

DESCRIPTION

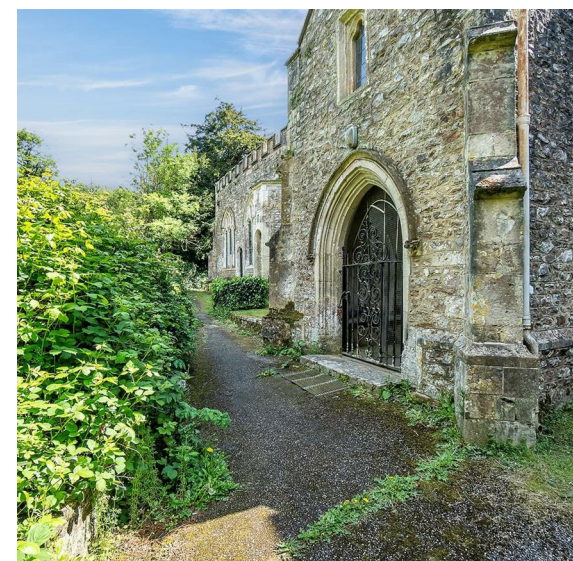
Believed to date from the late 15th Century this beautiful Grade II* listed former church was the main parish church of Honiton, before St. Paul's was built in the 1830's along the High Street. With the congregation significantly diminished the church was officially closed.

Extending to over 3,600 sqft (340 sqm) the building comprises nave, north and south transepts, north and south aisles, chancel, north and south chapels, west tower and north porch. The building is built of local chert rubble stone with ashlar dressings of Beer Stone under slate roofs which includes four dormers. The church was badly damaged by a fire in 1911 and sympathetically restored, however is now in need of some refurbishment and reuse, subject to consents.

The property being sold includes a small area of path around the perimeter of the building as illustrated by the red line.

SERVICES

Mains water, electric and drainage are thought to be connected. No broadband connected, although ultrafast is understood to be available nearby, mobile available indoors and out on EE, Three, O2 and Vodafone (Ofgem).





SPECIAL CONDITIONS

1. Prospective purchasers should satisfy themselves that their proposals meet statutory planning requirements. As part of this process, preferred bidders will be given time to formally approach the local planning authority. Offers must be accompanied by sketch plans (which need not be detailed at this stage but which should outline the applicants proposals) and written details of the proposed use of the property.
2. The vendor reserves the right to remove any of the stained-glass windows, pews, the pulpit stone font and other furnishings prior to completion, subject to listed building consent where appropriate.
3. The vendors also reserve the right to remove the (wall-mounted) memorials prior to completion, together with the other contents in the church.
4. Further special conditions are listed on the Submission Form for Best and Final offers, available on request.
5. There will be covenants included within the contract, designed to ensure the property is used for the authorised purposes only. Full details available on the tender form.

PLANNING CONSENT

It is understood the current Use Class is F1.

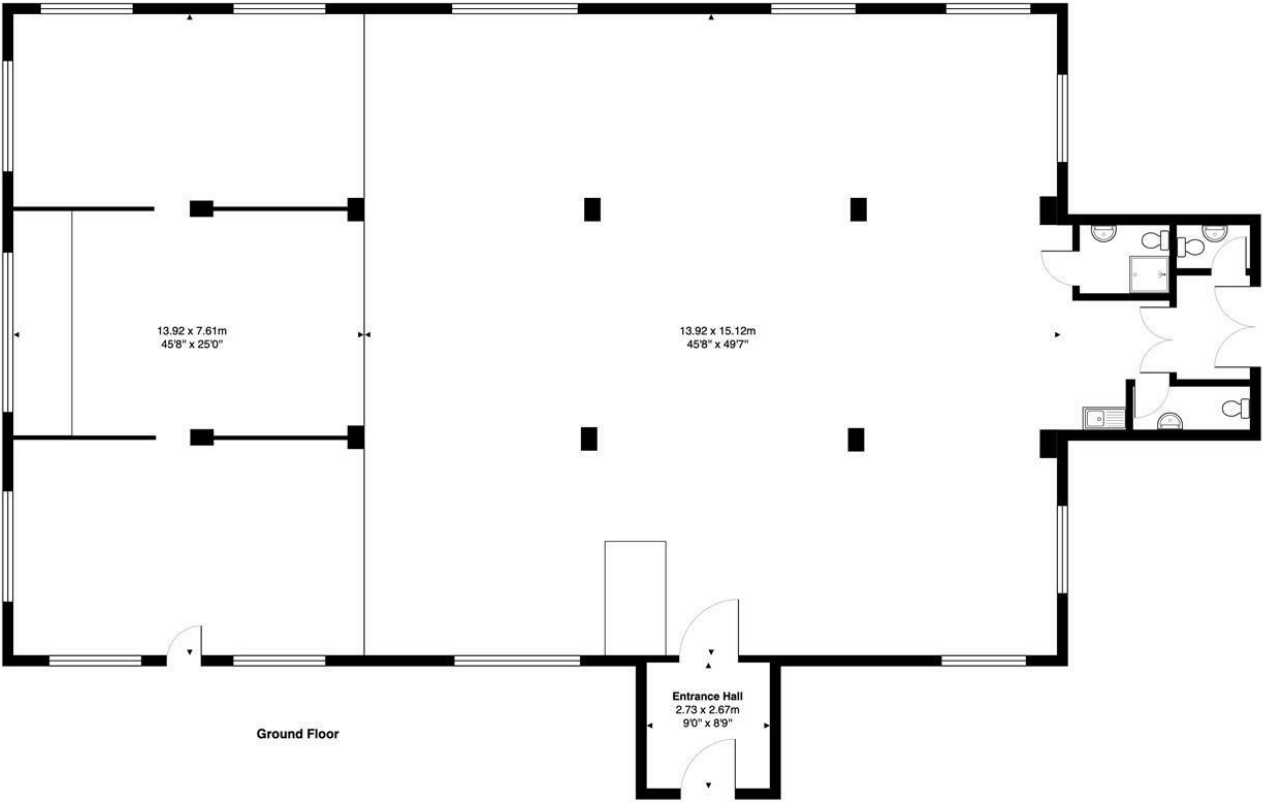
VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags. Viewings will be on a block viewing basis and it is imperative that any interested parties contact the office to discuss access arrangements prior to travelling.

DIRECTIONS

///waving.crop.orchestra

From the centre of Honiton, head south along New Street, past the train station and up Church Hill. At the top of the hill, there is pedestrian access up to the Church.



Total Area: 342.0 m² ... 3681 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



