

FOR SALE FREEHOLD DETACHED CHURCH BUILDING

NEW LIFE CHURCH | 34 GORE ROAD | NEW MILTON | HAMPSHIRE | BH25 6RZ

sibbett
gregory



- Approx. 189.4 sq m (2,039 sq ft)
- Site area approx. 0.04 hectares (0.10 acres)
- Existing church building also suitable for use as a school, training centre, gallery, museum or hall
- Suitable for a residential redevelopment or other uses subject to consents

LOCATION

The property is located on the northern side of Gore Road on the corner of its junction with Vincent Road and approximately 0.5 miles from New Milton town centre and the railway station.

New Milton is a market town in south west Hampshire, situated on the edge of the New Forest. The town is equidistant between Lymington and Christchurch which are both 6 miles away.

Gore Road is a busy route providing access to New Milton town centre. The property is well served by road communications to the wider conurbation and is within very close proximity to New Milton Recreation Ground. Gore Road comprises a mixture of residential and commercial uses and The Arnewood School is located nearby.

DESCRIPTION

The property was originally constructed in the 1920's with extensions added in the 1960's and 1970's. The premises comprises a detached church building of one and a half storeys constructed with brick elevations under a pitched and tiled roof. The property has a total internal floor area of approx. 194.1 sq m (2,089 sq ft).

The property has a single storey front extension with rendered elevations and a flat roof and two dormer windows in the west and eastern roof slopes. There is a car park providing parking for approx. 6 cars on the eastern side of the property.

The accommodation comprises the following:

Ground Floor

Entrance foyer
Cloakrooms
Hall
Kitchen
Office/Meeting Room
Store Room

First Floor

Office
Office
Store cupboard



DESCRIPTION

The specification includes gas fired heating, carpeting, a combination of Category 2, fluorescent strip and spot lights, plastered and artex ceilings, power and phone points and UPVC double glazed windows and doors.

The property has pedestrian access onto Gore Road and vehicular access from Vincent Road to the side car park.

The property occupies a site area of approx. 0.04 hectares (0.10 acres).

TENURE

Freehold with vacant possession on completion.

USE

The current use of the property falls within Use Class F1 of the Town and Country Planning (Use Classes Order 1987) (as amended). This class includes use for schools, non-residential education and training centres, art galleries, museums, public libraries, public hall or exhibition hall, places of public worship or religious instruction and law courts.

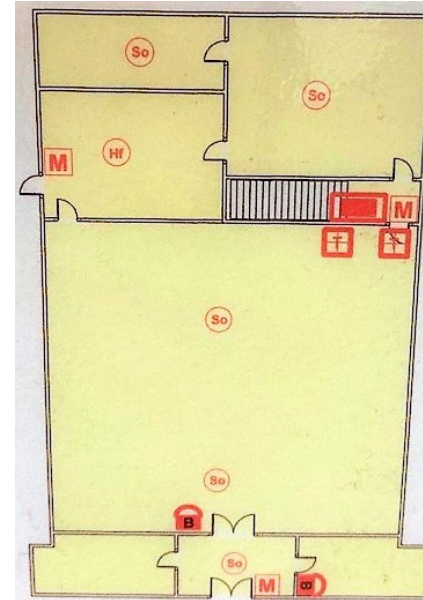
The property is considered to have potential for other commercial uses subject to necessary planning consent. The property also has potential to provide a good investment opportunity subject to a new tenant being secured.

Pre-application planning advice has been sought from New Forest District Council for redevelopment of the property as four flats and parking which concludes there is potential for residential development. A copy of the pre-application advice can be provided upon request.

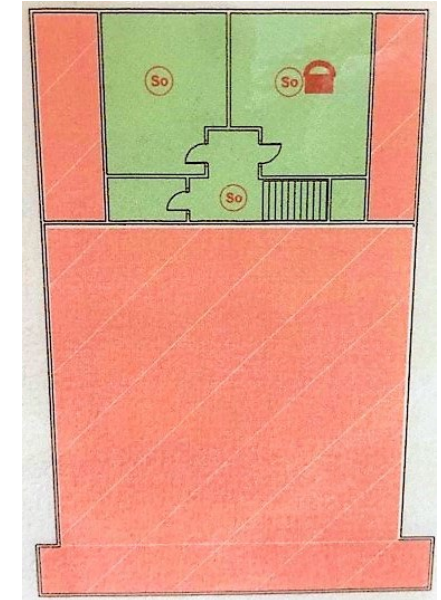
PRICE GUIDE

Offers in excess of £350,000 exclusive.

GROUND FLOOR



FIRST FLOOR



VIEWINGS

All viewings must be pre-arranged with the Agents, Sibbett Gregory.

Jayne Sharman

Tel: 01202 661177

Email: jayne@sibbettgregory.com



FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance

