

Primmer Olds B&A S

# FOR SALE/ TO LET

Redundant Church (D1 Use)

FORMER CHURCH OF ST MARY'S, SPRINGBOURNE, BOURNEMOUTH, BH1 4QP

## KEY FEATURES

- Suitable for a variety of community and leisure uses
- Guide Price £650,000
- Grade II listed building
- Residential conversion potential (STPP)
- Highly visible position
- No VAT
- Site area approx 0.25 acres or 0.1 hectares
- Gross Total Area 7,599 sq ft or 705 sq m



Primmer Olds B&A S  
1a Kingsbury's Lane, Ringwood, BH24 1EL  
Enquiries: Call us on 01425 480243



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[www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)

# FORMER CHURCH OF ST MARY'S, SPRINGBOURNE

## DESCRIPTION

The Former Church of St Mary's comprises a detached single-storey purpose built church constructed in the early twentieth century of traditional brick with a tiled roof. Internally the premises comprise a 3 aisle former Anglican church fitted out with office spaces, kitchen and WC facilities. The building extends mainly to the site boundary although there is a limited footpath between St Mary's Street and Curzon Road. Access to the property can be at the front or alternatively at the rear on Curzon Road and there is unrestricted street parking in the surrounding residential area.

The building is located in a prominent position on the corner of St Mary's Road which adjoins Holdenhurst Road (A3049) connecting Bournemouth town centre approximately 2 miles South West. Nearby occupiers include a Co-Operative, Brewers, Esso petrol station, a variety of local independent retailers serving a wide residential conurbation.

## ACCOMMODATION

Unit	Sq Ft	Sq M
Ground Floor	6,426	596.81
First Floor mezzanine above offices	868	80.64
First Floor above organ	305	28.34
Total	7,599	705.97

(Areas stated are on an Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition)  
Site area approximately 0.25 acres or 0.1 hectares (not measured by Primmer Olds BAS)

## PLANNING

Interested parties are advised to make their own enquiries of Bournemouth Borough Council. The property is Grade II Listed. The most recent use is understood to have been as a Community centre and premises under D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

## RATES

Rateable Value (April 2017) £12,500

Source – voa.gov.uk

The 2017/2018 standard multiplier is 0.479 (47.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

## EPC

Listed building - not required.

## LEASEHOLD

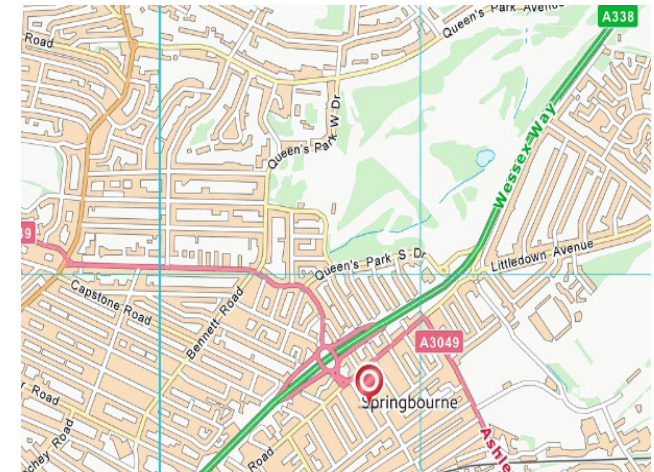
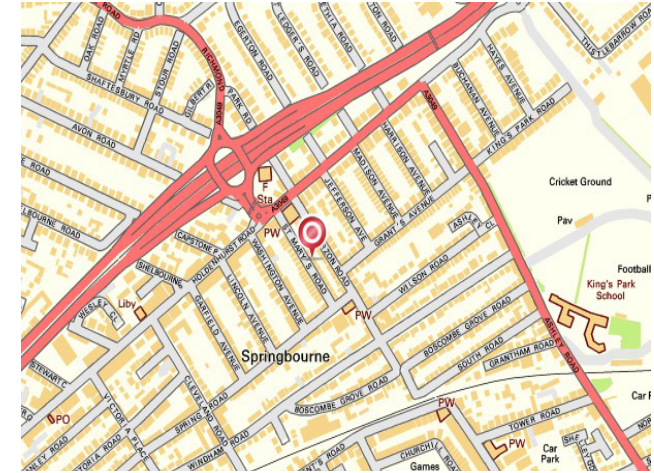
Available by way of a new full repairing and insuring lease for £65,000 per annum exclusive of rates, VAT (if applicable) and all other outgoing for a term to be agreed. A lease term for a maximum of 21 years will be considered for other church bodies.

## FREEHOLD

Offers sought in region of £650,000 subject to contract for the freehold interest with vacant possession.

## VAT

We are advised that VAT is not payable on purchase.



**VIEWING & FURTHER INFORMATION: CALL 01425 480243**



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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. 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. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S. has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – 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.

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## ANTI MONEY LAUNDERING

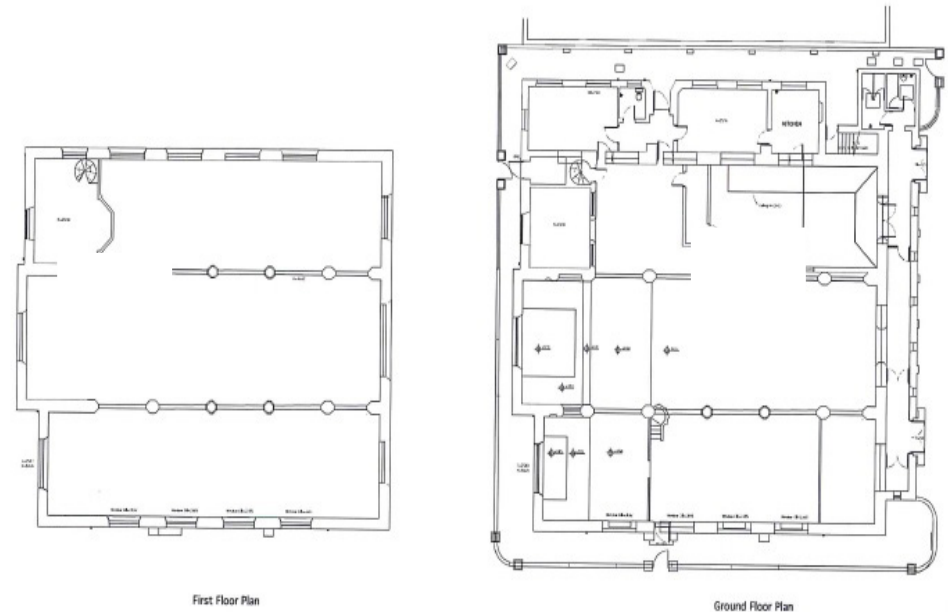
Please note all prospective buyers will need to be verified for 'AML' purposes prior to issuing memorandum of agreed terms for a sale.

## LEGAL AND GENERAL NOTE

A scheme approved by the Church Commissioners under the Pastoral Measure in 1996 closed the Church and in 2008 a further scheme was approved by the Church Commissioners which gave permission to the Diocese to lease the building as a community centre with offices hall and cafe.

All offers which do not comply with the current Scheme will be referred to the Diocesan Mission and Pastoral Committee (DMPC) who will make a recommendation to the Church Commissioners who will publish for a consultation a revised draft scheme for the closed church, authorising the new use and disposal. Only once the statutory processes have been completed will the Church Commissioners be empowered to authorise a further lease or to sell the building for the authorised use. Covenants will be included in the disposal to ensure the property is used for authorised purposes only and related matters. A set of standard covenants is available which may be adapted to take into account particular circumstances.

The site is being marketed on the joint instruction of the Winchester DBF and the Church Commissioners subject to the requirements of the Mission and Pastoral Measure 2011. A valuation report justifying the terms of the disposal agreed will be required.



FLOOR PLANS FOR IDENTIFICATION  
PURPOSES ONLY NOT TO BE RELIED  
UPON



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