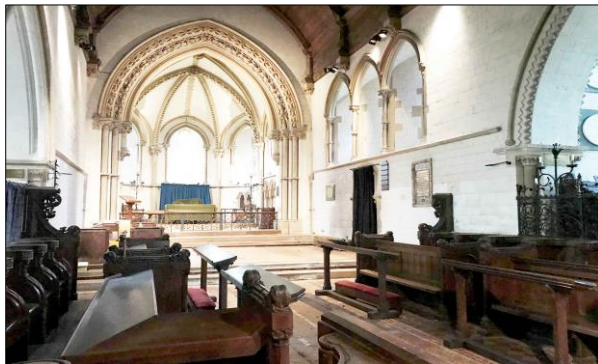


## FOR SALE

**Attractive Grade II\* Listed Church dating from the 14<sup>th</sup> Century with 19<sup>th</sup> century additions  
Now available for a range of alternative uses  
subject to planning**



**5,364 Sq.ft. (498.37 sq.m.) Approximate Internal Area**

### **St Andrews Church Bradfield | RG7 6BT**

- Potential for Office / Residential conversion (S.T.P.)
- Freehold sale of the building and some land by negotiation

#### Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews  
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation  
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

## Location

The property is located in the centre of Bradfield Village adjacent to Bradfield College.

Bradfield is located a short drive from Junction 12 of the M4, approximately 8 miles west of Reading and 10 miles east of Newbury.

## Description

The church is of tradition build with brickwork and stonework with flint facings beneath a pitch clay tiled roof originally constructed in the 14<sup>th</sup> century with 19<sup>th</sup> century later additions. The church is Grade II\* listed and lies within Bradfield Conservation Area. The extent to the premises to be sold as per the attached site plan.

## Amenities

- Attractive Village Location
- Adjacent to Bradfield College
- Suitable for a number of uses STP and prior approval by the Church Commissioners

## Terms – Price

The site is offered for sale by private treaty and prospective purchasers are invited to submit expressions of interest incorporating the following information:

- Proposed Use
- Proposed Financial Offer
- Proof of availability of funds to meet made offer
- Details of alterations which will be made to the building

## Accommodation

Approximate floor areas (GIA):

Total Floor Area	5,364 sq ft (498.37 sq m)
Excludes floor within bell tower	

## Services/Asbestos Report/EPC

The property benefits from mains electricity, water and drainage.

\*An EPC is not required for this property as it is a place of worship.

## Viewing

For viewing and further information please contact:

### Kempton Carr Croft

David Pearce or Mitchell Brooks

E: [David.pearce@kemptoncarr.co.uk](mailto:David.pearce@kemptoncarr.co.uk)

E: [Mitchell.brooks@kemptoncarr.co.uk](mailto:Mitchell.brooks@kemptoncarr.co.uk)

T: 01628 771221

KEMPTON

CARR

CROFT

These particulars are believed to be correct but their accuracy is in no way guaranteed neither do they form any part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. Finance Act 1989 – unless otherwise stated our prices and rents are quoted exclusive of VAT. Any intending purchases or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

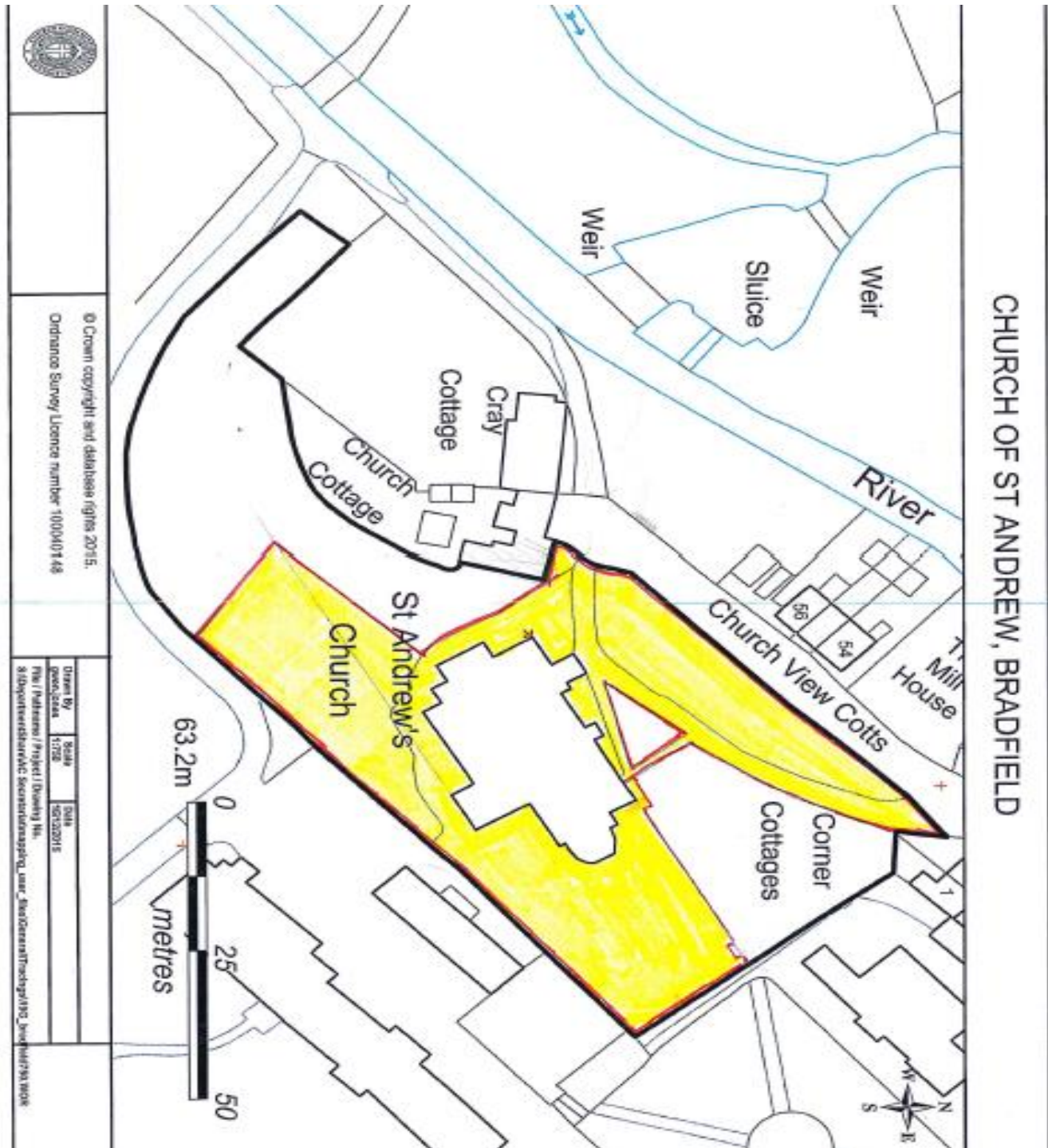
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agency@kemptoncarr.co.uk | 01628 771221

kemptoncarr.co.uk |   | @KemptonCarr



#### Further services

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## SALE CONDITIONS

The vendors will impose a number of restrictions on the purchaser by way of covenants. These will depend on the use for which planning consent is granted.

The sale of the property will require a Scheme under the Mission & Pastoral Measure 2011 to authorise its sale and change of use.

If used for religious, community or commercial use, there will be imposed a clawback overage provision should the use eventually change to a more valuable use, e.g. residential.

If consent for a residential use is obtained then it will be restricted to one single family dwelling on the whole site.

In all cases the vendors reserve the rights to approve all plans prior to planning or any alterations prior to work commencing.

Wall and floor monuments and other permanent fixtures will be included in the sale and must remain within the building as part of the historic character and the listing.

Pews and organ –may be included but the vendor reserves the right to remove them.

Font-TBC

Bells- these are of historic interest and the vendor reserves the right to remove them (at the vendor's expense)

Graves and churchyard –rights will be reserved for families to visit graves in the churchyard.