

The Former United Reformed Church, 51 The Green, Writtle, CM1 3DT



For Sale

**Former Church
with Alternative Use
Potential**

**1,256 Sq. Ft.
(116.78 Sq. M.)**

- Offers in Excess of £250,000
- Prominent Village Centre Location
- Located within the designated Village Conservation Area
- Established D1 Use
- Suitable for a Variety of Uses STP
- Available Immediately

Details

Location

The property is located close to the centre of the village of Writtle approximately 2.5 miles west of the City of Chelmsford. Nearby centres include the villages of Broomfield to the north and Margaretting to the south. Access to the A12 trunk road can be gained at Junction 15 of the A12 and thence to Colchester and Ipswich to the north, and Brentwood and the M25 motorway to the South.

This former Church is situated in a prominent position and overlooks the Village Green and neighbouring period residential properties and the Library.

Description

The property comprises a former Congregational Church understood to have been built sometime around 1885 with later alterations and additions. The building is of a simple rectangular design with an entrance providing direct access into a reception area with inset kitchenette, which can be divided from the main seating area by a sliding partition. To the rear is a recently improved single storey extension having its own access to a path running along the south wall of the building from the Green. The extension contains a recently renovated secondary meeting room, toilet and storage facilities.

Externally, the boundary extends to approximately 0.04 acres (163.3 Sq. M.). To the front of the property is a small paved area with a small brick wall defining the boundary.

Accommodation

The accommodation is arranged over ground and first floors as follows:

Ground Floor

Entrance inc. Kitchenette	16.93 sq.m.	182 sq. ft.
Main Hall	51.07 sq. m.	550 sq. ft.
Rear Meeting Room	14.34 sq. m.	154 sq. ft.
WC and Storage	13.47 sq. m.	145 sq. ft.

First Floor

Gallery	20.98 sq. m.	226 sq. ft.
Total GIA	116.78 sq. m.	1,256 sq. ft.

Local Authority

Chelmsford City Council
Civic Centre, Duke Street, Chelmsford, CM1 1JE
Tel: 01245 606606

Planning

The existing use of the Church is as a place of worship or Church Hall, which falls within Class D1 of the Use Classes Order 1987. The building is considered ideally suited to similar uses falling within that Use Class such as a clinic, health centre, crèche or nursery or alternative office or residential uses. Potential purchasers are advised to contact the Local Planning Authority as regards all alternative use options.

Services

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Tenure

Freehold with vacant possession subject to a clawback provision in the event the purchaser secures planning consent for change of use to residential use within 15 years of purchase.

Terms

The property is offered for sale by private treaty and offers are invited in excess of £250,000. Expressions of interest are sought from all potential purchasers and such persons will be advised the sale process and timetable.

VAT

All prices are exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult with professional advisors as to their liabilities, if any, in this direction.

Viewing

Strictly by prior appointment with the sole agent:

Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

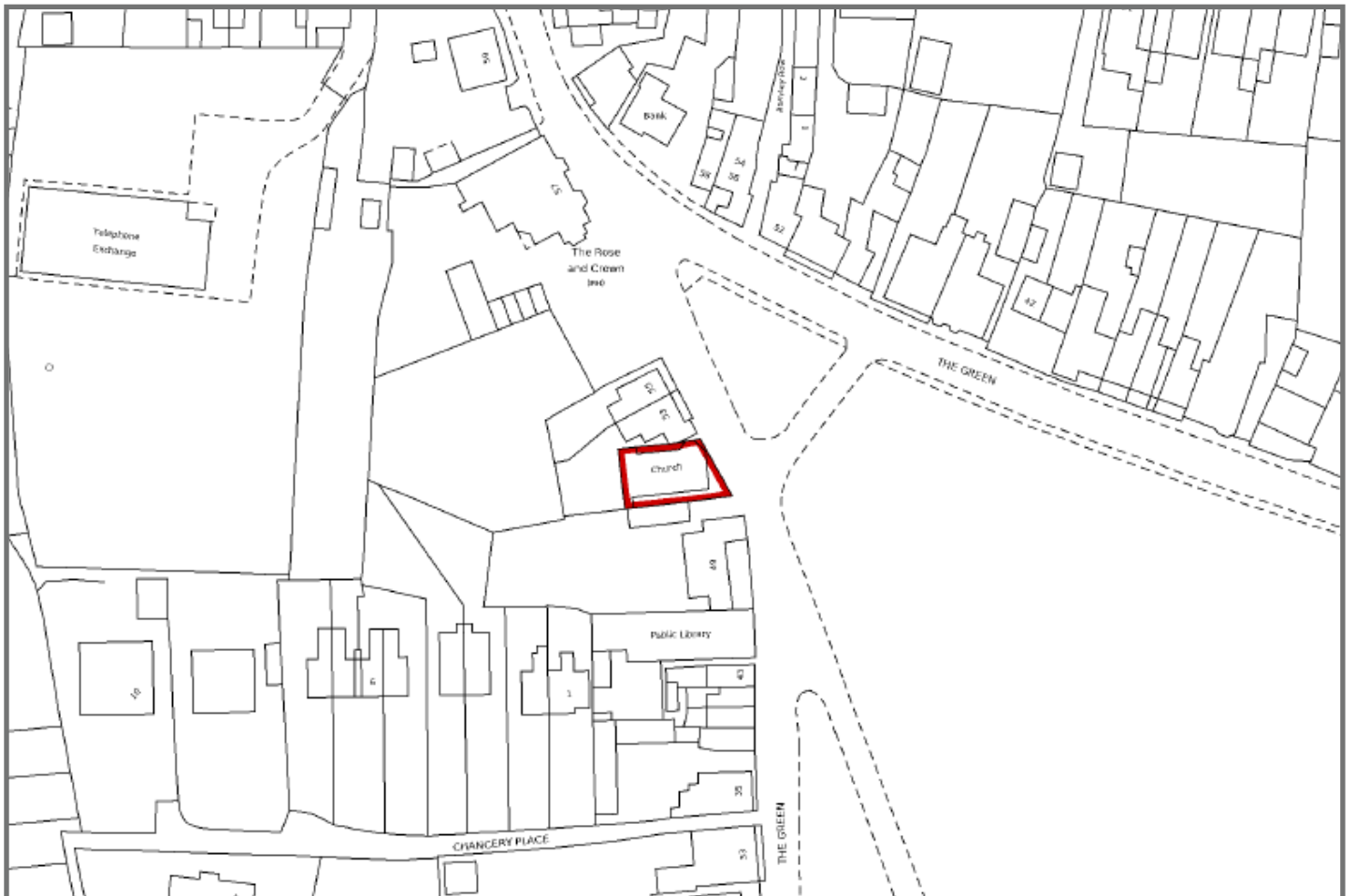
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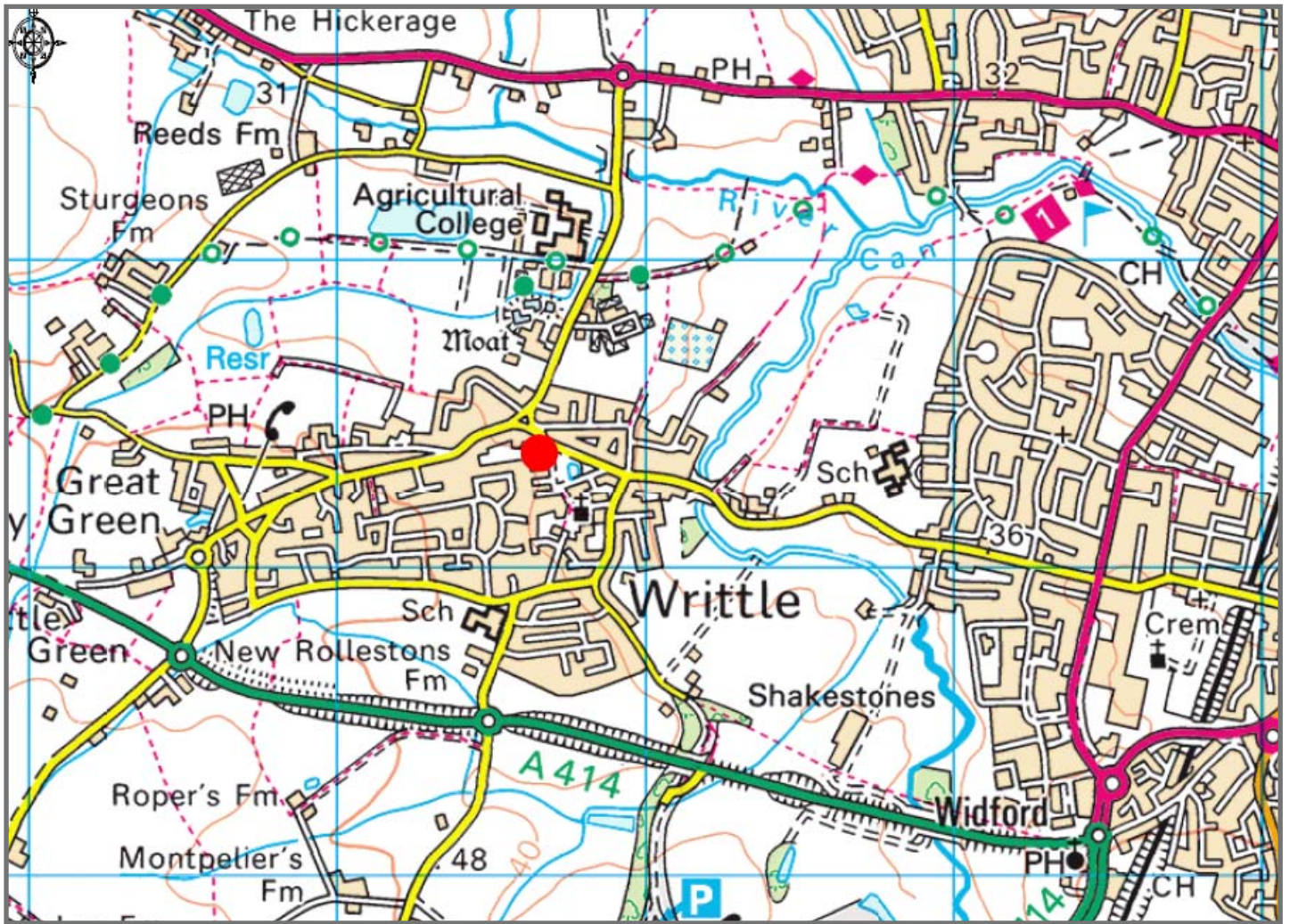
Contact:

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For further information

01245 261 226

fennwright.co.uk

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