

PERRY BISHOP

— AND CHAMBERS —

THE AGENT WHO KEEPS YOU INFORMED



Former Methodist Church

Standford Hill, Bordon, Hampshire

Guide Price: £185,000

A detached former Methodist Church standing in a quiet position in a plot of approximately 0.25 acres. Suitable for continued community use or conversion for residential or commercial purposes (subject to planning permission).

Offers to be received in writing by 12.00 on Wednesday 31st October 2012
Joint Sole Agents: Adrian Male Associates, Tel. 01460 281881

www.perrybishop.co.uk

Cheltenham ■ Cirencester ■ Faringdon ■ Nailsworth ■ Tetbury ■ London

VIEWINGS

Parties wishing to view the general location of the property may do so at any time. We are arranging open view times for internal inspections as follows:

1. Saturday 6th October 2012 11.00 am – 12.30 pm
2. Tuesday 9th October 2012 11.00 am – 12.30 pm
3. Tuesday 16th October 2012 2.00 pm – 3.30 pm

DIRECTIONS

From A351 at Farnham bear south on to the A325 for approximately 6 miles to Bordon. Turn left at cross roads before town centre on B3002 and bear right onto B3004. Continue for about 3 miles to Standford. Stay on B3004 towards Liphook and the church is on the right.

LOCATION

Standford is a small hamlet occupying a lovely rural setting being a favoured residential location for nearby centres of employment, including Farnham (8 miles), Liphook (6 miles), Bordon (3 miles) and Haslemere (6 miles). Main line trains are available at both Farnham and Liphook, where full ranges of retail, commercial, educational and leisure facilities are available.

The Church fronts the B3004 to the south of Standford in a semi rural position with open views to all sides.

THE PROPERTY

The former Methodist Church, now closed for services, is a very attractive detached property with coarse limestone elevations under a pitched slate roof, built originally in Victorian times. There is a later separate building currently housing a kitchen and cloakrooms.

The property is in a plot of just over a quarter of an acre including a parking area. There is no consecrated ground.

The OS plan within these sales particulars show the extent of the property being offered for sale edged in red for identification purposes only.

ACCOMMODATION

Covered porch to:

Church

6.0 m x 12.1 m = 72.6 sq m (780 sq ft)

Open trussed roof with underboarded lancet style windows with leaded lights, panelled walls, electric radiant heaters, meters on wall.

Covered passageway to Annexe.

Hall

3.5 m x 2.2 m = 7.7 sq m (85 sq ft)

Attic storage space.

Gents cloakroom with WC, wash hand basin, tiled floor.

Ladies cloakrooms with WC, wash hand basin, tiled floor.

Kitchen

2.95 m x 3.9 m = 11.5 sq m (125 sq ft)

Stainless steel sink, wall and base units, door to outside.

Outside

The property sits in an overall plot of approx. 0.11 hectares (0.25 acres), which includes a surfaced parking area, taking its access from the track to the south.

SERVICES

It is understood that mains water and electricity are connected to the property. There is a private septic tank drainage system serving the property.

TENURE

We are informed that the vendor holds freehold title. Vacant possession will be granted upon completion.

It should be noted that the vendor reserves the right to remove the organ, carpet in the church and other fixtures and fittings prior to completion.

IMPORTANT NOTE

The adjacent field may be available by separate negotiation if it is of interest to the successful purchaser, but this is in separate ownership. Offers for the church dependant upon the purchase of the field are unlikely to be favourably considered.

TOWN AND COUNTRY PLANNING

No specific enquiries have been made to the relevant Planning Authority and interested parties should satisfy themselves that their use will be permitted.

It is considered that the building is suitable for continued community use or for conversion to commercial or residential use, subject to planning consent being granted.

LOCAL AUTHORITIES

East Hampshire District Council, Petersfield
Tel: 01730 266551
Website: www.easthants.gov.uk

Hampshire County Council, Winchester
Tel: 0845 603 5634
Website: www.hants.gov.uk

GUIDE PRICE

The guide price is £185,000, subject to contract.

OFFERS

Offers are to be received in writing, preferably under seal by 12.00 noon on Wednesday 31st October 2012 at the office of Perry Bishop & Chambers at 2 Silver Street, Cirencester GL7 2BL

The envelope being clearly marked “**Standford Hill Methodist Church**” for the attention of: Mr Peter Chambers.

Alternatively your offer can be sent by email to: peterchambers@perrybishop.co.uk or by face: 01285 644683

The following information must be included within the offer:

- a. The name and address of the party making the offer
- b. The name and address of the solicitor acting
- c. The amount of the offer in finite numerical terms
- d. Any conditions to which the offer is subject
- e. Confirmation of availability and source of finance
- f. Confirmation that contracts can be exchanged within 4 weeks of receipt of paperwork with completion 2 weeks later.

Note: The vendors are not bound to accept any or the highest offer and we would anticipate that a decision will be made soon after the closing date with all the parties being notified accordingly.

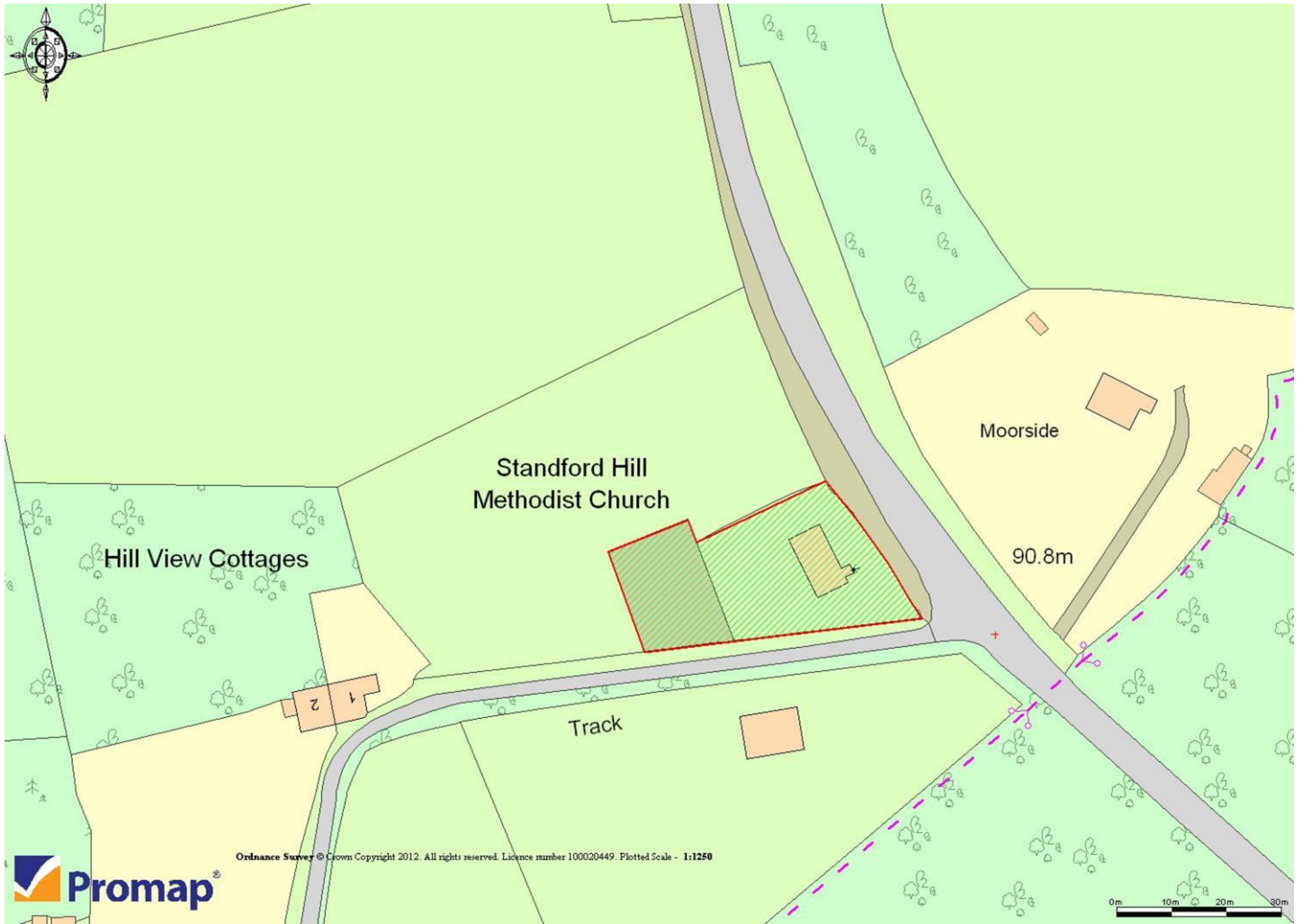
JOINT SOLE AGENTS

Adrian Male Associates
Tel: 01460 281881

**Adrian Male
Associates**
Chartered Surveyors
Tel: 01460 281881

Ref: PAFC/HBH//040912





Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. Room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. Measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

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