



## KEMPSHOTT METHODIST CHURCH

Kempshott Lane Basingstoke Hampshire RG22 5LF

<b>TYPE</b>	<b>FORMER CHURCH HALL/REDEVELOPMENT/ CONVERSION OPPORTUNITY</b>
<b>TENURE</b>	<b>FREEHOLD</b>
<b>SITE AREA</b>	<b>0.101 HECTARES (0.249 ACRES)</b>
<b>BUILDING GROSS INTERNAL AREA</b>	<b>258.00 SQ M (2,777 SQ FT)</b>

### KEY POINTS

- > Potential for multiple uses STPP
- > Short distance to Basingstoke town centre and Junction 7 of M3 Motorway
- > Approximately 14 car parking spaces
- > Freehold with vacant possession
- > Closing date for offers:

**12 Noon Wednesday 10<sup>th</sup> April 2024**

## Location

The property lies on the east side of Kempshott Lane, in a predominantly residential location within a popular south-western suburb of the large Hampshire town of Basingstoke.

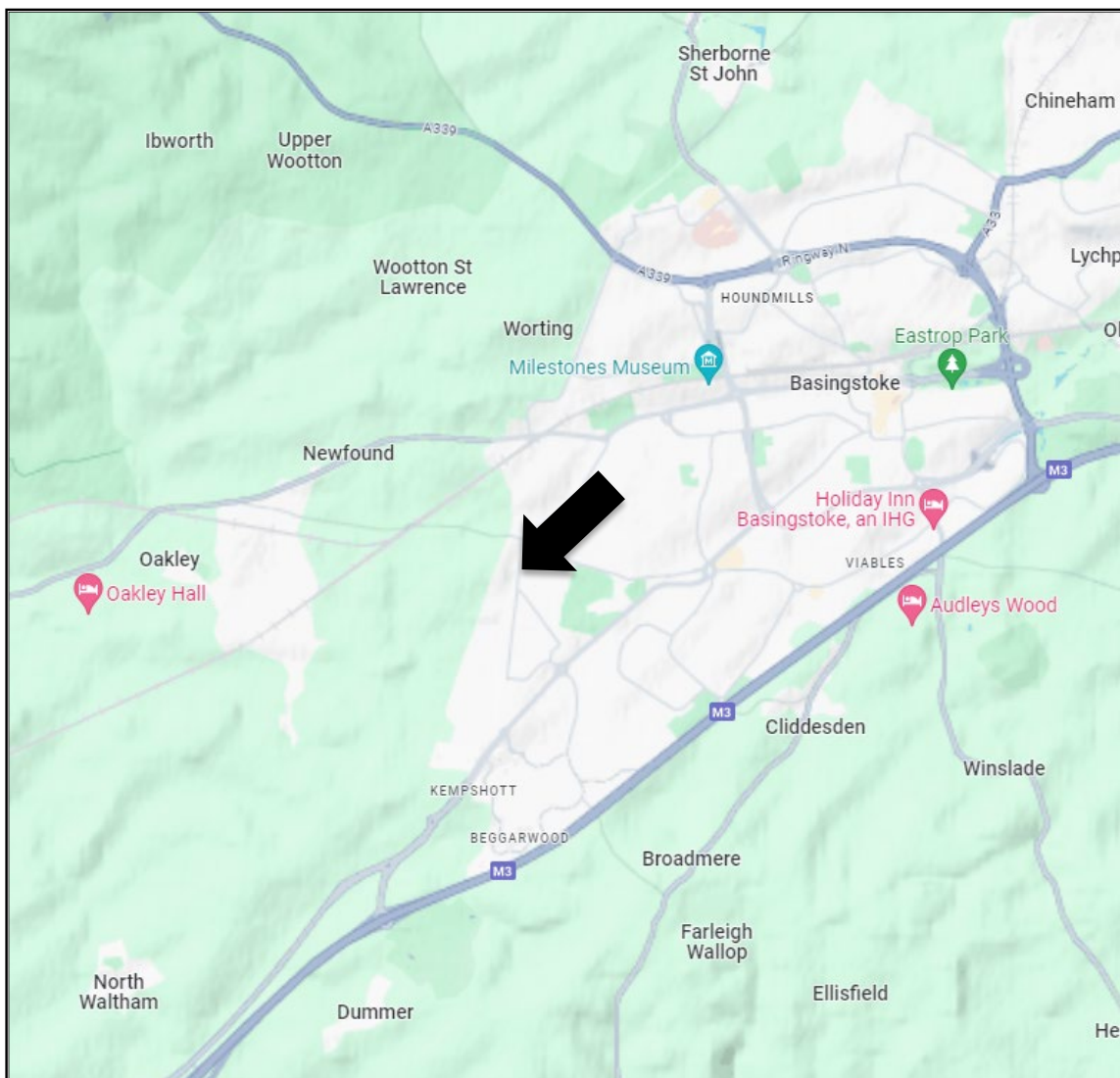
The immediate vicinity provides for largely two storey detached houses.

Basingstoke town centre with its multiple facilities including the Festival Place Shopping Complex and Basingstoke Railway Station, which provides direct services to London Waterloo, lies approximately 3 miles to the north-east.

Junction 7 of the M3 Motorway lies approximately 2.5 miles to the south-west.

The historic city of Winchester and major Berkshire town of Reading lie approximately 15 miles to the south-west and 18 miles to the north-east respectively.

We would refer you to the location plan below for further information.



Plan For Information Purposes Only. Not To Scale

## Description

A copy of an Ordnance Survey Extract Plan accompanying these particulars of sale shows the approximate boundaries of the property edged in red.

The property comprises of a turn of last century tin church (Use Class F1 (learning and non-residential institutions)) with two 1960/70s built extensions to its front and rear on a relatively level plot of approximately 0.101 hectares (0.249 acres).

Internally, the property is planned to provide 3 no. halls with high ceilings, together with vestry, kitchen, storage, WCs and ancillary accommodation.

The specification of the property includes a combination of gas fired central heating piped to hot water radiators and wall mounted electrical storage heaters, single and double glazed windows, plastered and painted walls, wooden, linoleum and carpeted flooring and electrical lighting.

The property has a Gross Internal Area of approximately 258.00 sq. m (2,777 sq. ft).

The original church is of corrugated metal construction with a pitched metal roof, whilst the extensions are of cavity brick wall construction with flat felted roofs.

Externally, the front of the property benefits from a large tarmac surfaced car parking area fronting onto Kempshott Lane with space for approximately 14 no. spaces and circulation space, whilst there is a small area of open grassed land at the rear which includes several fir trees at its boundary.

The property is largely contained by wooden fencing and is bordered by Kempshott Lane at its western boundary, two storey detached houses at its northern and southern boundaries and two storey detached houses and amenity land at its eastern boundary.

Vehicular access to the property is from Kempshott Lane, whilst pedestrian access is from Kempshott Lane and Windermere Avenue.

We would refer you to the photographs of the property accompanying these particulars of sale for further information.

## Tenure

The property's freehold interest is held under Registered Title No. HP720790. The property will be sold with full vacant possession given on completion.

## Rating

We understand that there are currently no rates payable at the property.

## **Energy Performance Asset Rating**

The property is assessed as Band E (125).

## **VAT**

We understand that the property is not elected for VAT.

## **Planning**

The lawful planning use of the existing building falls within Use Class F1 (learning and non-residential Institutions) of the Town and Country Planning (Use Classes) Amendment (England) Regulation 2020.

The property benefits from planning permission for a change of use for the small hall and large hall to mixed use to include day nursery, which was granted on 24<sup>th</sup> May 2002 (Application Ref: BDB/53256).

Having regard to local and national planning policy, we believe that the property could hold potential for some form of redevelopment subject to obtaining planning permission.

Any planning related queries should be directed to the Local Planning Authority:

Basingstoke & Deane Borough Council  
Civic Offices  
London Road  
Basingstoke  
Hampshire RG21 4AH  
Telephone: 01256 844844  
Web: [www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)

## **Services**

We are advised that mains electricity, gas, water and drainage services are connected to the property. However, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

## Disposal

The site is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the site from sale or to vary the method of sale at any time without notice. In the event that a number of competitive offers are received, the vendor reserves the right to request 'best and final' offers from selected parties.

Offers are sought for the freehold interest on a conditional on planning or unconditional (Subject to Contract only) basis. All offers must be made in writing in sealed envelopes, for a fixed sum and received by the offer deadline.

### Unconditional Offers

If an unconditional offer is accepted, completion is to take place within four weeks of exchange of contracts with 10% payable on exchange and the full balance of the purchase price payable immediately upon completion of the sale.

### Conditional (Subject to Planning) Offers

All conditional offers must be made net of anticipated S106/CIL costs and other anticipated abnormal costs associated with the development of the site. Any anticipated abnormal costs should be clearly quantified in the offer letters.

If a conditional offer is accepted, a 10% deposit will be payable upon exchange of contracts with completion to take place within eight weeks of the grant of planning permission with the full balance of the purchase price payable immediately upon completion of the sale.

All conditional offers should confirm:

- Full details of the purchaser's proposed development scheme including the number, type and mix of units, together with an indicative layout plan and floor areas.
- The purchaser's proposed timetable and strategy for achieving planning permission.
- That all planning application and any appeal costs will be borne by the purchaser.

All offers should state whether they are submitted with or without Board approval and whether they are dependent on Bank or similar finance being available with confirmation or proof of funding.

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Written offers for the property are invited by **12 Noon Wednesday 10<sup>th</sup> April 2024**

All offers should be marked "Kempshott Church, Basingstoke – Offer to Purchase" and addressed to:

Mr Will Morris, Haslams Surveyors LLP,  
willmorris@haslams.co.uk

## Guide Price

Offers in excess of £350,000

## Viewing And All Other Enquiries

All enquiries should be directed to the vendor's sole agent:

Haslams Surveyors LLP  
Apex  
Forbury Road  
Reading  
RG1 1AX

Telephone: 0118 921 1500 (Switchboard)

Or email: [willmorris@haslams.co.uk](mailto:willmorris@haslams.co.uk) or [mayaknott@haslams.co.uk](mailto:mayaknott@haslams.co.uk)

Viewings of the property will be strictly by appointment only.

Block Viewings of the property will take place on the following days (No appointment necessary during these times):

Tuesday 12<sup>th</sup> March 2024 at 10.00am  
Tuesday 19<sup>th</sup> March 2024 at 10.00am  
Tuesday 26<sup>th</sup> March 2024 at 10.00am  
Tuesday 2<sup>nd</sup> April 2024 at 10.00am

Access onto the property for car parking during viewings will be available via its entrance from Kempshott Lane.

Please note that parties must not enter the property outside the block viewing times without our prior authority and any inspection of the site is at the prospective purchaser's risk.

**Misrepresentation Act 1967** – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

**Finance Act 1989** – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

**Consumer Protection from Unfair Trading Regulations 2008** – These details are believed to be correct as at March 2024 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed March 2024



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0118 921 1511  
[willmorris@haslams.co.uk](mailto:willmorris@haslams.co.uk)



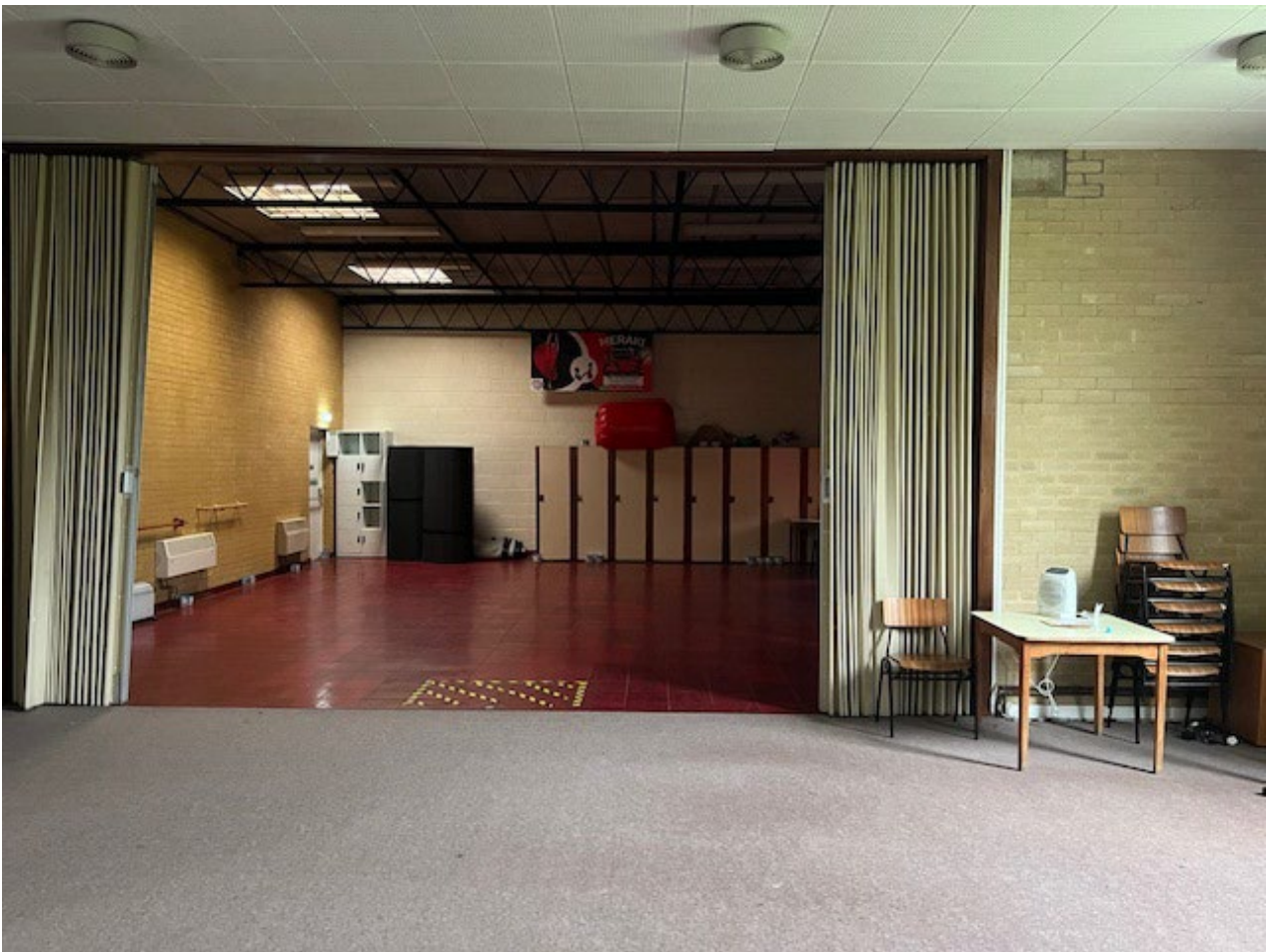
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View of property looking east from Kempshott Lane



View from within the original church building



View from within the 1960s extension



View of the property looking north-west



Kempshott Methodist Church, Kempshott Lane,  
Basingstoke, Hampshire RG22 5LF



For information purposes. Not to scale.