



Spixworth Methodist Church

Godfrey Road | Spixworth | Norwich | Norfolk | NR10 3NH

For Sale by Private Treaty

DESCRIPTION

Spixworth Methodist Church is a unique property close to Norwich in the popular Broadland village of Spixworth.

The property offers the opportunity for those wishing to use the site for a community facility/local service or longer-term redevelopment of the site, subject to planning. Please refer to the section on planning in these particulars.

The property is a detached, modern building constructed in circa 1998 of brick construction under a concrete tiled roof with a timber framed front porch. The property benefits from timber framed narrow double-glazed windows and doors and gas-fired central heating.

The property comprises the following:

Entrance Porch – 1.95m x 2.44m. Timber framed and double glazed with pitched roof and front double doors. Internal double doors to:

Church/Main Worship Hall – 7.94m x 9.07m. Fitted linoleum flooring, vaulted ceiling. Wired speaker/audio system. Doors to:

Vestry – 2.14m x 1.97m. Fitted carpet tiles.

Rear Hall – 3.07m x 3.47m, 0.86m x 2.24m, 2.14m x 1.66mm & 2.13m x 2.15m. Loft hatch and fitted linoleum flooring. Double Doors to outside path.

Walk-in Store Cupboard – 2.16m x 1.47m with fitted linoleum flooring.

Cleaners Cupboard – 2.19m x 0.97m with Belfast sink and fitted linoleum flooring.

Disabled WC – 1.46 x 1.96 with disabled WC, wall mounted sink, and fitted linoleum flooring.

Gents WCs – 2.39m x 1.95m. 2 wall mounted sinks with tiled surrounds, WC, 2 x urinals with tiled surrounds and fitted linoleum flooring.

Ladies WCs – 2.97m x 1.94m. 2 WCs, 2 wall mounted sinks with tiled surrounds and fitted linoleum flooring.

Kitchen – 4.64m x 2.19m. Wall mounted sink with tiled surround. Freestanding stainless steel double sink and draining board. Electric wall mounted water heater and gas wall mounted boiler. Range of fitted kitchen units comprising base and wall units with stainless steel worktops, tiled splashbacks, and spaces for appliances. Serving hatch, 2 wall mounted extractor fans and fitted linoleum flooring.

Back Room/Junior church – 7.94m x 4.63m and 0.98m x 2.08m. Double emergency exit doors to rear of building. Fitted linoleum flooring. Wooden, concertina dividing wall.

Loft Space – (above storage cupboard and kitchen). Section of boarded out loft, used for storage space complete with hot water cylinder.

In all the total floor area of the building extends to approximately 169.25 m² (1,821 sq. ft.).

OUTSIDE

A large gravel parking area to the front of the building with a concrete slab path along the northern boundary. The boundaries are generally formed by domestic garden fences. To the rear of the church building is a gravel area with two timber storage sheds. There are established planted borders to the front of the building and along both sides of the car park area.

LOCATION

The property is located on Godfrey Road in the Broadland village of Spixworth, which has a range of local services and facilities and excellent transport links via the Broadland Northway. The City of Norwich is located approximately 6 miles to the south-west, providing a wide selection of shops, amenities, restaurants, and leisure facilities. It has direct rail links to London Liverpool Street as well as an International Airport which flies to a wide range of destinations.

Important Notice These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective Purchasers should satisfy themselves on such matters prior to purchase. The Purchaser(s) shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendor or his servants, or agents, in relation to, or in connection with the property. The property is sold with all faults and defects whether of condition or otherwise, and the Vendors are not responsible for any such faults or defects, or for any statement contained in the particulars. Any error, omission, or mis-statement in any of the said statements should not entitle the purchaser to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action. Photographs dated March 2022; Particulars dated August 2022.

DIRECTIONS

From Norwich head north on the B1150 North Walsham Road. Upon reaching the A1270 Broadland Northway roundabout, continue straight ahead on the B1150 North Walsham Road. After approximately 0.3 miles take the left turning onto Crostwick Lane, signposted Spixworth. Follow this road for approximately 0.25 miles, and take the right turn into Godfrey Road. The entrance to Spixworth Methodist Church can be found on the left after approximately 0.1 miles.

Postcode: NR10 3NH **What3words:** ///slurs.matter.gloves

GENERAL REMARKS AND STIPULATIONS

VIEWING: By appointment only.

METHOD OF SALE: The property is offered for sale by private treaty as a whole with a **guide price of £155,000**.

TENURE AND POSSESSION: The property is sold freehold with vacant possession on completion. The property is registered under Land Registry Title Number NK379591

UPLIFT/OVERAGE CLAUSE: The property is offered for sale subject to an Uplift/Overage clause for a period of 50 years, where 50% of any increase in value will be due to the Vendor should any planning permissions be granted.

SERVICES: The property benefits from mains electricity, gas, water and drainage.

COUNCIL TAX/BUSINESS RATES: Neither are payable due to the current use of the property.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES AND COVENANTS: The property is sold subject to, and with the benefit of all easements, rights of way, privileges etc., which may affect the same, whether mentioned hereto or not.

AUTHORITIES: Broadland District Council - 01603 431133

Anglian Water - 0345 60 66 087

UK Power Networks - 0800 31 63 105

PLANNING: The property lies within the settlement limits of Spixworth, which is classified as a Service Village within the Norwich Policy Area.

Due to the building's use as a church, it is classified as a "Community Facility or Local Service" and current planning policy seeks to avoid the loss of such sites. However, where it has been demonstrated that the use as such is no longer viable, and cannot be made viable, then a change of use may be considered.

Planning Policy states that before a change of use can be considered, it is expected that the property should be marketed at a realistic price as a community facility for a period of at least 12 months. For anyone who has a proposed community use for the site, even if different to the current use as a church, please contact the agents.

Interested parties are advised to make their own enquires in respect of any planning issues and development opportunities for the property.

VAT: No VAT will be due on the sale.

MONEY LAUNDERING REGULATIONS: Under Money Laundering Regulations we are required to check the identity of the successful applicant.

PARTICULARS AND PLANS: These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

DISPUTES: Should any dispute arise between the Vendor and the purchaser(s) as to the boundaries, fences or any other point arising out of these particulars, then the Agent's decision shall be binding upon all parties.

01603 250808

Offices at Aylsham and Norwich

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