



Long Stratton Methodist Church

Manor Road | Long Stratton | Norfolk | NR15 2XS

For Sale by Private Treaty

DESCRIPTION

Long Stratton Methodist Church is a unique property close to Norwich in the popular South Norfolk Town of Long Stratton.

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 and covenants in these particulars.

The property is a single storey detached building, part built in approximately the 1970s constructed of brick under a concrete tiled roof, with a later extension of similar construction built in 1997 that forms the main chapel building with vaulted ceiling. The property benefits from double glazed UPVC windows and doors throughout with oil-fired central heating.

The property comprises the following;

Entrance Hall – 3.07m x 6.25m. Wall mounted cupboard housing fuse board and meters, serving hatch to kitchen. Doors to Vestry and Hallway, double doors to Chapel.

Vestry – 1.52m x 1.85m.

Chapel – 7.90m x 10.68m. Vaulted timber panelled ceiling with exposed beams, exposed brick walls, and Velux roof lights.

Annexe to Chapel – 3.66m x 3.73m. Timber framed, glazed bi-folding doors leading to Chapel.

Hallway – 1.23m x 1.76m, 3.92m x 1.19m, 1.29m x 3.60m, 4.28m x 1.55m. Loft hatch and UPVC double glazed fire door to rear garden, **Doors to the following rooms:**

Kitchen – 3.02m x 3.61m. Tiled floor, 2 serving hatches. Floor-mounted oil-fired combi boiler. Range of base and wall mounted kitchen units under laminate worktops, double stainless-steel sink and draining board with tiled splashbacks, freestanding electric cooker with fitted extractor fan above. Small stainless steel hand washing basin.

Meeting Room – 4.13m x 7.73m. Timber panelling to walls to circa 2m height, UPVC double glazed French doors to rear garden.

Men's WC – 1.62m x 2.40m. Tiled floor, two WC cubicles, wall mounted corner hand basin with tiled splashback, wall mounted electric hand dryer, extractor fan.

Ladies WC – 1.62m x 2.40m. Tiled floor, two WC cubicles, wall mounted corner hand basin with tiled splashback, wall mounted electric hand dryer, extractor fan.

Disabled WC – 1.50m x 1.93m. Tiled floor, WC, wall mounted hand basin, part tiled walls, extractor fan.

Office Room – 1.93m x 1.84m.

Rear Meeting Room – 3.70m x 3.65m.

External Storeroom – 7.61m x 2.84m. Accessed from outside. Bare concrete floor, flat felt roof, personnel door at either end.

In all the building extends to approximately **230.28 m² (2,478 sq.ft.)**.

OUTSIDE

The property occupies a corner plot with frontages onto Manor Road and Francis Road, with both giving access to separate tarmac parking areas. Concrete paths lead to the main entrance and to the externally accessed storeroom. There is established planting to the front of the property. To the rear is a small garden area laid to lawn with a basic tin shed to one side and a dividing hedge separating it from the parking area. The oil tank for the central heating is in the south-east corner of the plot.

In all the plot, is approximately **0.088 Hectares (0.22 Acres)**.

LOCATION

The property is located at the junction of Manor Road and Francis Road in Long Stratton, which has a range of local services and facilities and excellent transport links via the A140. The City of Norwich is located approximately 11 miles to the

north-east, 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.

DIRECTIONS

From Norwich head south on the A140 Ipswich Road. Upon entering the town of Long Stratton, turn right on to Swan Lane (just past The Swan Inn), then after approximately 0.2 miles take the left turn onto Manor Road (signed Long Stratton High School). Follow this road for approximately 0.3 miles, the entrance to the Methodist Church will be found on the left just before the junction with Francis Road.

Postcode: NR15 2XS

What3words: ///defend.implanted.shoving

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 £120,000**.

TENURE AND POSSESSION: The property is sold freehold with vacant possession on completion. The property is registered under Land Registry Title Number NK184546.

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, 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. In particular a covenant restricts buildings erected on the site to use as a single private dwelling and a retail shop, with no other trade or business allowed.

AUTHORITIES: South Norfolk District Council - 01508 533701

Anglian Water - 0345 60 66 087

UK Power Networks - 0800 31 63 105

PLANNING: The property lies within the Development Boundary of Long Stratton, which is classified as a Key Service Centre in planning policy.

Due to the building's current use as a church, it is classified as a Community Facility or Local Service. 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.

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 or local service for a period of at least 6 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 purchaser.

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.

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 February 2019; Particulars dated December 2022.

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