



**ANDOVER UNITED REFORMED CHURCH, EAST STREET,
ANDOVER, SP10 1ES**

FOR SALE

5,710 SQ FT (530.48 SQ M)



Summary

For Sale - Grade II Listed Building

Available Size 5,710 sq ft

Price £495,000

Business Rates Upon Enquiry

EPC Rating Upon Enquiry

- Grade II Listed Building
- Class F.2 (Community) use
- 5,710 sq ft on a site of 0.15 hectares



Location

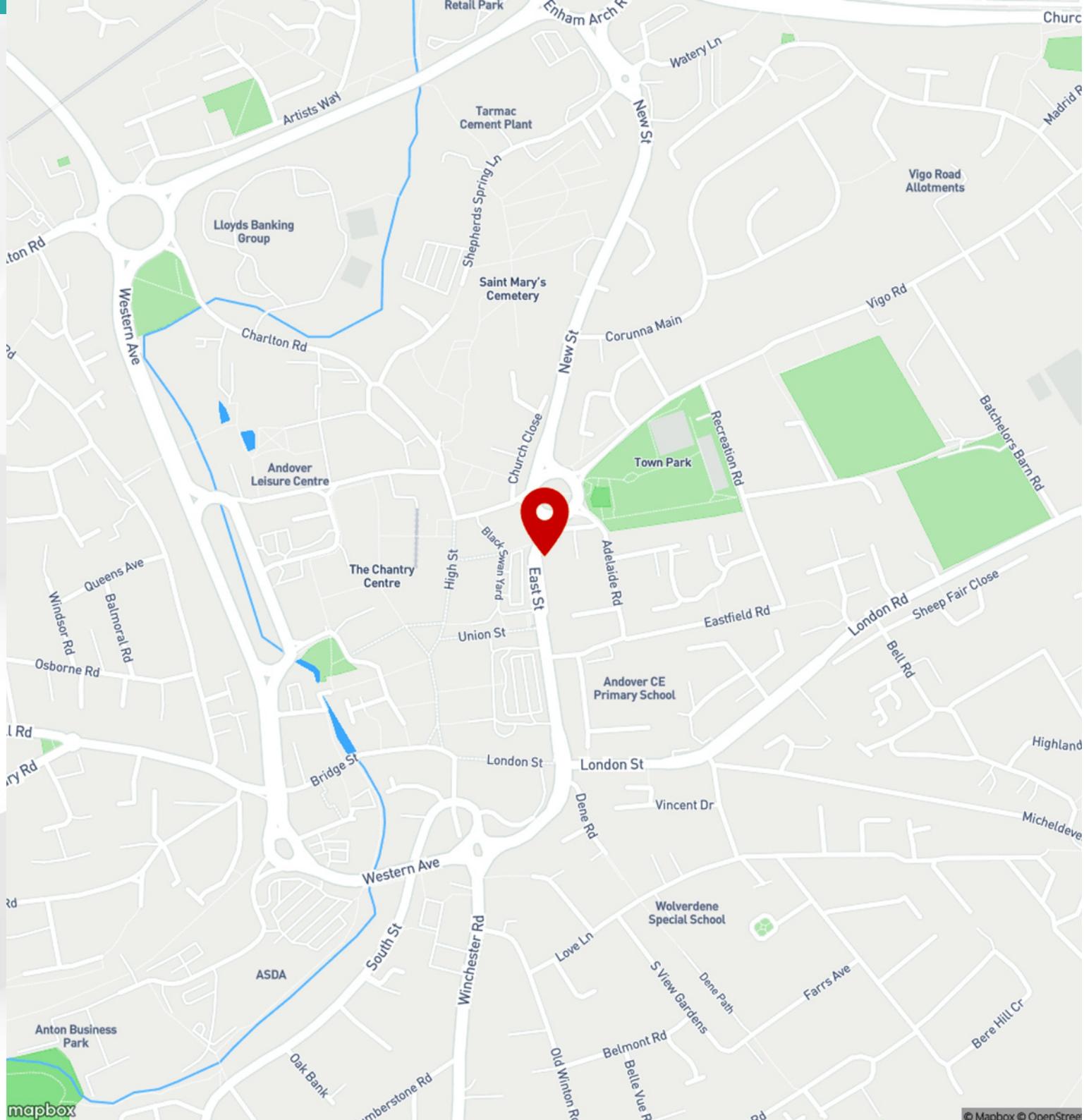
 **Andover United Reformed Church, East Street, Andover, SP10 1ES**

Andover is a town in north Hampshire forming part of the Test Valley Borough, which has a district population of 130,500 persons (2021 Census). Winchester lies approximately 16 miles to the south-east. Salisbury is situated approx. 18 miles to the south-west and Basingstoke lies approx. 18 miles to the east.

Andover lies immediately to the north of the A303, which is accessible from town centre via A3057 and A343. Approx. 8 miles east of Andover, the A303 joins the A34, which in turn serves north Hampshire, Berkshire and Oxfordshire, including the major towns and cities of Newbury, Oxford and Winchester to the south. In addition, the eastbound A303 serves Junction 8 of the M3, which lies approx. 15 miles east at Basingstoke.

Situated less than 0.5 miles west of Andover town centre, Andover Railway Station offers a direct service to London Waterloo in an approx. journey time of 1 hour 10 mins, calling at Basingstoke and Woking. Additional rail services are available, including a southbound to Salisbury, where connections are available to Bristol Temple Meads.

The property is situated on the eastern side of East Street.





Further Details

Description

The property comprises the main church building together with outside space to the side and rear. As seen from East Street a part of the building sits behind 'The Manse', which is in separate ownership.

The main part of the building is of two storey height and sits within a group of 19th and 20th century buildings clustered around East Street and that are together designated as a Conservation Area. Immediately to the north side of the building is a public car park.



Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m
Ground - Entryways	573	53.23
Ground - Church	1,845	171.41
Ground - Vestry	217	20.16
Ground - Church Hall and Kitchen	1,915	177.91
Ground - Rear entrance lobby and cloaks	302	28.06
Mezzanine - Gallery/mezzanine within church	856	79.53
Total	5,708	530.30



Terms

Freehold. Unconditional offers are sought for the property on the basis of its existing use. The sale of the property will be subject to restrictions on its future development.

Further Details

Planning

The property is Grade II Listed, as follows:

SU 3645 NE ANDOVER EAST STREET 4/36 United Reformed Church II Former Congregational Church. Founded 1662, C18, C19. Central block (C18) with a hipped slate roof and roughcast walling, first floor band. Symmetrical classical front (west) of 1839; 2 storeys, 1.1.1 windows. Stucco; cornice and frieze, raised as a pediment above the slightly projecting centre, Venetian central opening, lower side windows with plain arches, plinth. Wide doorways of simple Doric Order.

The gates and piers at the front of the building are subject to a separate Grade II listing. The listing description for those is as follows:

SU 3645 NE ANDOVER EAST STREET 4/37 United Reformed Church, piers and railings II Early C19. The boundary of the forecourt has wrought-iron rails between end piers, the gateway having decorative openwork wrought-iron piers.

The current authorised use falls within Class F.2 Town & County Planning (Use Classes) Order.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings

David Podesta



dpodesta@vailwilliams.com

07818 077131



Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 07/06/2023