



**WALFORD UNITED REFORMED CHURCH, 142
RINGWOOD ROAD, CHRISTCHURCH, BH23 5RQ**

OFFICE / OTHER FOR SALE
2,006 SQ FT (186.36 SQ M)



Summary

For Sale – Walkford United Reformed Church - 2,006 SQ FT

Available Size	2,006 sq ft
Price	£450,000 exclusive of VAT. The vendor retains the right to an informal tender if required.
Business Rates	TBC
Legal Fees	Each party to be responsible for their own legal costs incurred in the transaction.
EPC Rating	EPC exempt - Listed building

- Freehold
- Grade II listed church and rear hall
- Suitable for community use or variety of uses subject to planning
- 2006 sq ft - all measurements are approximate
- Price guide - £450,000 plus VAT



Location



Walkford United Reformed Church 142 Ringwood Road, Walkford, Christchurch, BH23 5RQ

The property is situated on Ringwood Road, Walkford which is a suburb of Christchurch and in the BCP conurbation. New Milton and Christchurch town centres are located approximately 2 and 4 miles distant respectively. The population of Highcliffe and Walkford parish in the last census was 13,725.





Further Details

Description

The subject property comprises Grade II Listed church with hall at rear.

The Grade II listed church (List entry number 1110075) premises comprises the church building at the front of masonry construction with rendered elevations. It is a detached building with pitched slate roof and arched windows to sides. The church is accessed via a porch with double timber doors. Internally the floor is predominately parquet with part raised carpeted area. There is a further room behind the hall which has a fireplace and provides access to the flat roof link building.

The flat roof extension comprises an entrance lobby and WCs and links the rear hall to the church. The rear hall is of timber framed construction with pitched felt roof and externally clad with wood. There is a part glazed elevation and internally the rear hall has vinyl flooring and there is partitioning that separates the main part of the hall from a kitchen.

Externally the property benefits from a tarmacadam parking area at the front of the site with access from Ringwood Road.

We have been informed that all main services are connected to the site; mains water, electricity, gas and drainage and the church building has 3-phase electricity.

The rear garden and manse/house are available by separate negotiation.

There is also a detached prefabricated store outbuilding which has not been inspected internally or measured and adjacent to this, there is a timber shed.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Church Hall	1,094	101.64	Available
Ground - Link Building	111	10.31	Available
Ground - Rear Hall	801	74.42	Available
Total	2,006	186.37	

Terms

Tenure - freehold.

Interested parties are urged to make further enquiries.

EPC

Exempt

AML

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

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.





Enquiries & Viewings



Ben Duly

bduly@vailwilliams.com

07771 542132

01202 558262

**Vail
Williams**
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