



GOSPORT UNITED REFORMED CHURCH, BURY ROAD, GOSPORT, PO12 3UD

DEVELOPMENT / CONVERSION OPPORTUNITY FOR SALE

1.17 ACRES (0.47 HECTARES)



Summary

FOR SALE - FORMER CHURCH PREMISES

Available Size	1.17 Acres
Price	Price on application
Business Rates	The Scout Hut has a rateable value of £3,450 (2023 valuation). We have been unable to find rating assessments for the church buildings and interested parties are invited to make their own enquiries.
VAT	TBC
EPC Rating	Exempt - place of worship

- Development / conversion opportunity
- Site of approx 1.17 acres
- 3 interconnecting buildings



Location

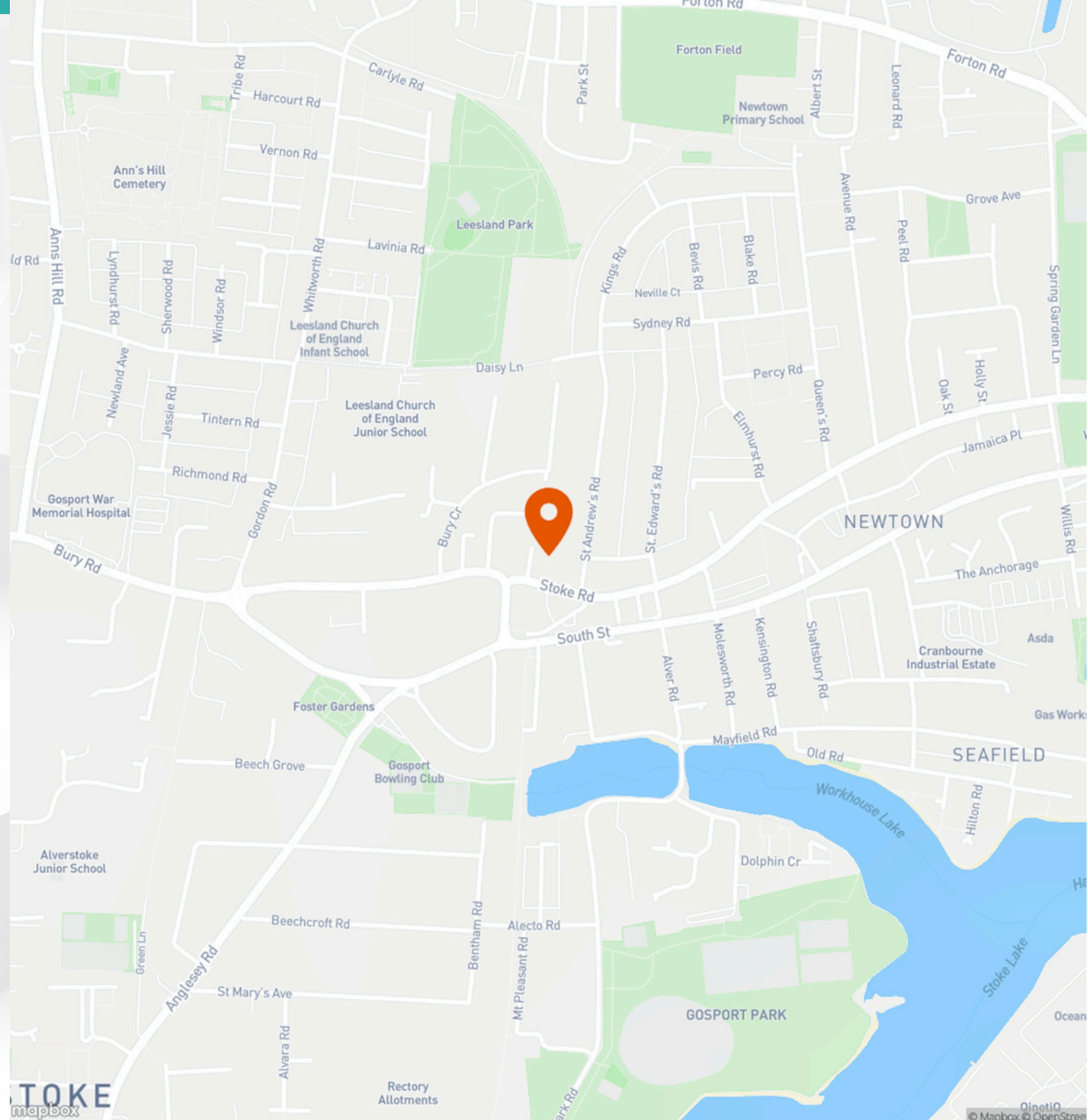


Gosport United Reformed Church Bury Road, Gosport, PO12 3UD

Gosport is situated approximately 4.75 miles south of Fareham, the city of Portsmouth lies across the mouth of Portsmouth Harbour immediately to the east, while the regional city of Southampton lies approximately 14 miles to the north-west.

The A32, links with Fareham, the A27 and, in turn, the M27 at Junction 11. The M27 comprises the principal coastal road serving the regional cities of Portsmouth and Southampton and providing access to the M3 and A3(M).

The property is located on the north side of Bury Road and sits between St Andrew's Road and Abingdon Close.





LF62 ZNU

Further Details

Description

The property occupies a site of approximately 1.17 acres and whilst the main access is off Bury Road, there is also a secondary rear access off Bury Close. The Southern part of the site supports 3 interconnecting buildings:

- Gosport United Reformed Church
- David Bogue Hall
- Nicholson Hall

There are large basement areas and various ancillary rooms. On the Northern part of the site (and accessed from Bury Close) is another hall, currently occupied by the Scouts. Externally there are areas of surfaced car parking and mature gardens/grounds

Planning/General

The current use of the buildings is long established.

We understand that the property is located within the Bury Road conservation area although it is our understanding that replacement of the Church and David Bogue Hall are likely to be acceptable in principle.

Nicholson Hall dates from around 1910 and is considered to be a significant building and important to the setting of the Conservation Area, although is not subject to a statutory listing. The rear hall off Bury Close is used by The Scout Association by way of a 21-year lease from 1970 at a rent of £10 pa. As far as we can establish the lease was never renewed upon its expiry in 1991. The vendors have engaged with Gosport Borough Council over the opportunities for the site including the Council's approach to Nicholson Hall and more information is available from the selling agents.

Terms

Offers are invited for the freehold of the property with vacant possession save for the Scout Hall as noted above. Our clients will consider offers that are subject to planning for redevelopment or alternative use.

Legal Costs

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

Accommodation*

The accommodation comprises the following areas:

Name	sq ft	sq m
United Reformed Church plus rooms	4,562	423.82
Basement 1 (not measured)	-	-
David Bogue Hall	2,108	195.84
Basement 2	475	44.13
Nicholson Hall	2,944	273.51
Scout Hall	1,763	163.79
Total	11,852	1,101.09

**Please note that we have been unable to inspect/measure all of the accommodation on site and the floor areas are provided as an approximate guide and should not be relied upon by interested parties who will need to commission their own measured surveys.*

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 077 131



Gary Jeffries

gjeffries@vailwilliams.com

07976 397698



**Vail
Williams**