

FOR SALE
Former Church

rapleys.com **0370 777 6292**  The Cornerstone, 22 Mead End, Denmead, Waterlooville PO7 6PZ



D1 planning use venue – suitable for nursery, education, health uses

Redevelopment opportunity (STPP)

Large plot with car park

Available immediately

07467 955294 | graham.smith@rapleys.com

## FOR SALE Former Church

rapleys.com **0370 777 6292**  The Cornerstone, 22 Mead End, Denmead, Waterlooville PO7 6PZ

#### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft	
Ground floor			
Lounge	107.19	1,153	
Staff area	6.80	73	
Kitchen	32.15	346	
Restaurant area	24.07	259	
Small lounge	37.84	407	
Entrance lobby	13.54	146	
Toilets	14.65	158	
Total:	236.24	2,542	
First floor			
Room 1	12.05	130	
Room 2	14.24	153	
Kitchen	16.05	173	
Lounge	14.22	153	
Bathroom	3.97	43	
Total	60.53	652	
	Hectare	Acre	
Total Site Area	0.13	0.32	

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

#### Location

The property is within a residential area of typically detached houses on good sized plots. Denmead is a small village at the end of the Meon Valley area, a well known and sought after location to live in being of a rural character. It is within close distance to major conurbations such as Winchester, Southampton and Portsmouth for employment and recreation.

#### **Description**

The previous pub and function venue was acquired five years ago for use by a church. The internal arrangement has been adapted to suit since and has included the full refurbishment of the first floor to create a two bedroom flat suitable for letting. Various planning applications have been granted regarding the conversion to D1 use and with the flat. There is a large open tarmac car park area to the front with enclosed garden space at the rear.

Please note that the bungalow behind the property (no. 22A Mead End) is not included with this sale and that it has access rights across the car park.

#### Tenure

Freehold.

#### Terms

Offers in the region of £400,000.

#### **Rating**

As the property is currently church use it is exempt from business rates. Flat 22 Mead End Road – Council Tax Band A – Winchester City Council Interested parties are advised to make their own enquiries to the local authority regarding any rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.



FOR SALE **Former Church** 

rapleys.com 0370 777 6292 The Cornerstone, 22 Mead End, Denmead, Waterlooville PO7 6PZ

## **Energy Performance**

Energy Performance Asset Rating: N/A

## **VAT**

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing

## **Viewing**

By appointment with Rapleys, the sole agent.



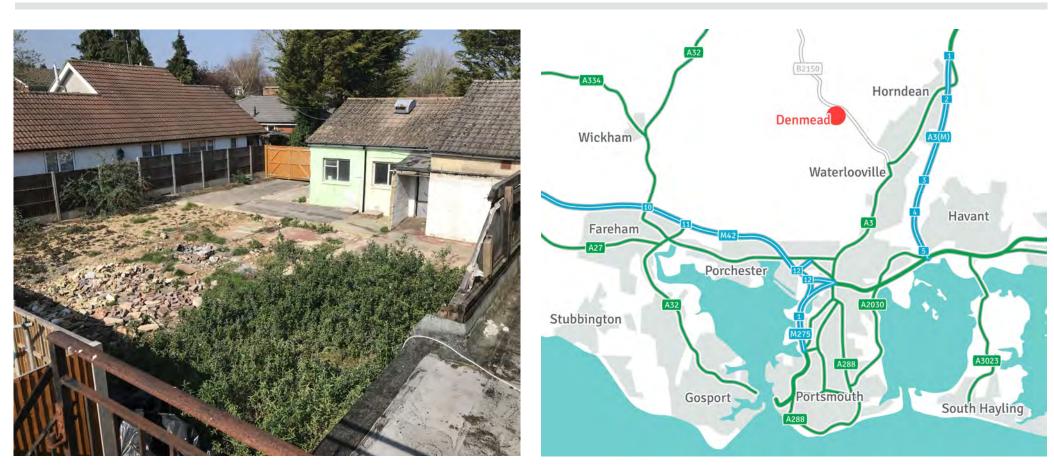




rapleys.com **0370 777 6292** 

# FOR SALE **Former Church**

The Cornerstone, 22 Mead End, Denmead, Waterlooville PO7 6PZ



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in April 2019 (updated October 2019).