

RAPLEYS

FOR SALE Former Church

rapleys.com
0370 777 6292

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

CONTACT **Graham Smith**
07467 955294 | graham.smith@rapleys.com



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

Redevelopment opportunity
(STPP)

Large plot with car park

Available immediately



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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.

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.



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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 rate.

Viewing

By appointment with Rapleys, the sole agent.



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