

## FOR SALE FREEHOLD Church and Nursery

rapleys.com  
0370 777 6292

Corner of 12 Thompson Street and North Street,  
New Bradwell, Milton Keynes, MK13 0EE

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



Two buildings with central courtyard area

Church 155.27 sqm (1,686 sq.ft)

Nursery 115.99 (1,247 sq.ft)

Flexible space suitable for a variety of uses

Site overall 0.053ha (0.13 acres)

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## Location

The property is located in the attractive residential area of New Bradwell some 3 miles north of the center of Milton Keynes. The area is known for its close links to the countryside around Bradwell Lake, River Great Ouse and the Grand Union canal.

New Bradwell is approximately midway between the M1 and A5 and there are primary road links throughout the area and is well served by local bus routes. Milton Keynes Central rail station is under 3 miles (10 minutes drive) away but Wolverton is the local rail station just 3/4 mile (10 minutes walk) from the property. The village feel of New Bradwell has many local amenities and services.

The property has mains electricity, gas, water and drainage connections. Both buildings have alarms installed.

## Description

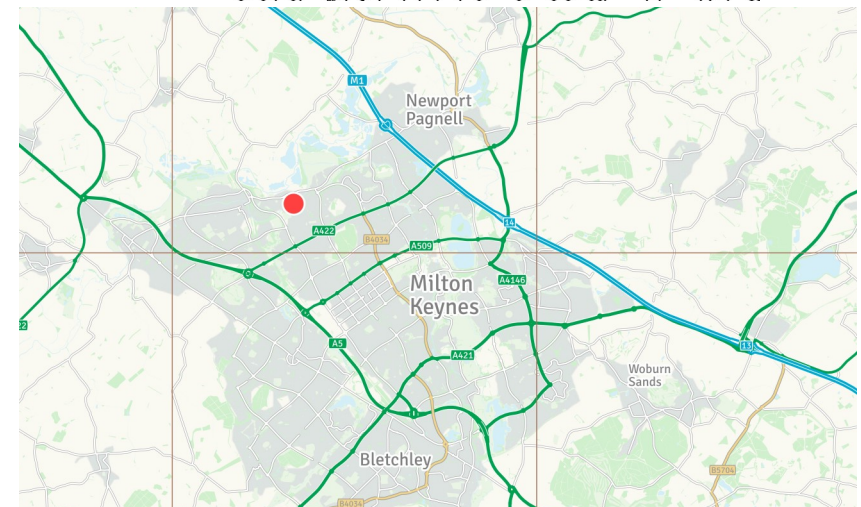
Both of the structures are of brick construction with pitched roofs and have been extensively refurbished in recent years.

## Church:

The former Methodist Chapel has also been used a small warehouse within its history. On the ground floor It is now divided into a high ceiling, open worship area with two large rooms and other spaces. On the first floor there is storage space. The property is presented in good order throughout having recently been fully refurbished that includes air conditioning and audio/visual installations.

## Nursery/Childrens Church rooms:

A barn conversion that has had new double glazed windows and a new roof included within its complete refurbishment within the last five years. The variously sized rooms to the ground and first floors make for a flexible mix of space. The large glazed elevation looks over the central paved courtyard between the two buildings. This open space is securely protected with metal palliside fencing to its frontage so can be a play area or socialising space.



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### Accommodation

Church	Sq m	Sq ft	Nursery	Sq m	Sq ft
<b>Ground Floor</b>			<b>Ground Floor</b>		
Sanctuary	95.50	1,028	Open Plan room	15.04	162
Office	20.22	218	Classroom	31.63	340
Meeting Room	19.96	215	Kitchen	5.98	64
Kitchen	7.05	76	Toilets	-	-
<b>Total Ground Floor</b>	<b>142.73</b>	<b>1,551</b>	<b>Total Ground Floor</b>	<b>52.65</b>	<b>566</b>
<b>First Floor</b>			<b>First Floor</b>		
Store	12.54	135	Classroom 1	15.04	162
WC	-	-	Classroom 2	12.90	139
<b>Total First Floor</b>	<b>12.54</b>	<b>135</b>	Classroom 3	18.25	196
<b>Overall Net Internal Area</b>	<b>155.27</b>	<b>1,686</b>	Classroom 4	16.74	180
			<b>Total First Floor</b>	<b>62.93</b>	<b>677</b>
			<b>Overall Net Internal Area</b>	<b>115.58</b>	<b>1,243</b>
				<b>Hectares</b>	<b>Acres</b>
			Total Site Area	0.053	0.13

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net/gross internal/external 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.

### Tenure

Freehold. The title is registered at the Land Registry under title ref: BM354857

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## Terms

Offers over £775,000 for the single property title. The two parts are not being sold separately.

## Rating

The property is exempt from business rates being a place of worship.

Interested parties are advised to make their own enquiries to the local authority regarding the business rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Energy Performance

Energy Performance Asset Rating: Churches are exempt.

## VAT

The property is not opted for VAT.

## Viewing

By appointment with Rapleys, the sole agent.:

Graham Smith - 07467 955294/[Graham.Smith@rapleys.com](mailto:Graham.Smith@rapleys.com)

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