

RAPLEYS

rapleys.com
0370 777 6292

FOR SALE Church and Hall

Chapel Lane, East Boldre
Brockenhurst, New Forest SO42 7WP

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



Two buildings within a
single plot

Existing F1 planning use

Church 186.56 sq m (2,008 sq ft)

Hall 79.76 sq m (859 sq ft)

Development opportunity (STP)

Overall site area of 0.092 ha
(0.23 ac)

FOR SALE

Church and Hall

rapleys.com
0370 777 6292

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

Chapel Lane, East Boldre
Brockenhurst, New Forest SO42 7WP

Location

East Boldre is a small village within the New Forest National Park. It is set a little off the beaten track between Beaulieu, Brockenhurst and Lymington. The village population is approximately 850. The village has a few amenities; two village/public use halls, pub, Post Office/general store and a garage for fuel and vehicle servicing. There is also a Church of England.

East Boldre travel distances:

- Beaulieu—3 miles
- Lymington—5 miles
- Brockenhurst—6 miles
- Lyndhurst—9 miles
- Southampton—15 miles
- Bournemouth—23 miles

The property occupies a central position within the village and close to the open heath land that the New Forest is renowned for.

Description

The property includes two buildings on a single plot:

Church

The church dates from 1844 with a traditional church layout, comprising a central entrance to the front and a foyer with the sanctuary beyond. The building is not listed, it has been extended at the side and rear in the past. To the rear of the sanctuary is a small meeting hall with kitchen and utility to the side. From the entrance foyer there are toilets plus stairs to a balcony. There are no pews or church fittings.

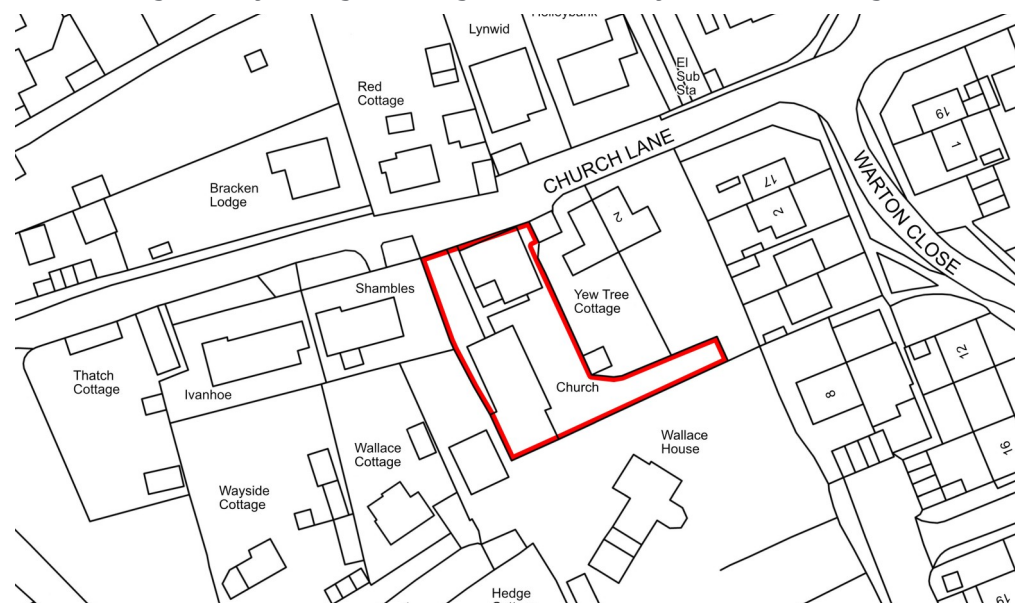
The solid brick structure is fully rendered, has a slate covered pitched roof and is in a

reasonable (watertight) condition. The church has replacement PVCu double glazed windows and most of the doors are timber frames.

Church Hall

The church hall dates from 1993, it has a simple layout consisting of a single room with a kitchen and WCs from the entrance lobby. It is a single story brick and block cavity construction with pitched roof of slate tile covering. Internally, the walls are fair faced exposed brickwork with the underside of the roof left open and clad with timber around the large structural roof trusses.

Both buildings have cylinder gas heating, mains electricity, water and drainage.





FOR SALE

Church and Hall

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

rapleys.com
0370 777 6292

Chapel Lane, East Boldre
Brockenhurst, New Forest SO42 7WP

Accommodation

The property comprises the following approximate floor areas:

Church	Sq m	Sq ft
Ground floor		
Sanctuary	94.41	1,038
Foyer and WCs	20.98	226
Meeting room	35.70	384
Kitchen	10.98	118
Kitchen lobby	4.91	53
Total Ground Floor	168.98	1,819
First Floor (balcony)	17.58	189
Total Net Internal Area	186.56	2,008
Church Hall	Sq m	Sq ft
Foyer	5.28	57
Hall	65.37	704
Kitchen	9.11	98
Total Net Internal Area	79.76	859
Total Site Area	Hectare	Acre
	0.092	0.23

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.



FOR SALE

Church and Hall

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

rapleys.com
0370 777 6292

Chapel Lane, East Boldre
Brockenhurst, New Forest SO42 7WP

Tenure

Freehold. The title registered at the Land Registry under title ref: HP689560.

Terms

Offers over £325,000 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 rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

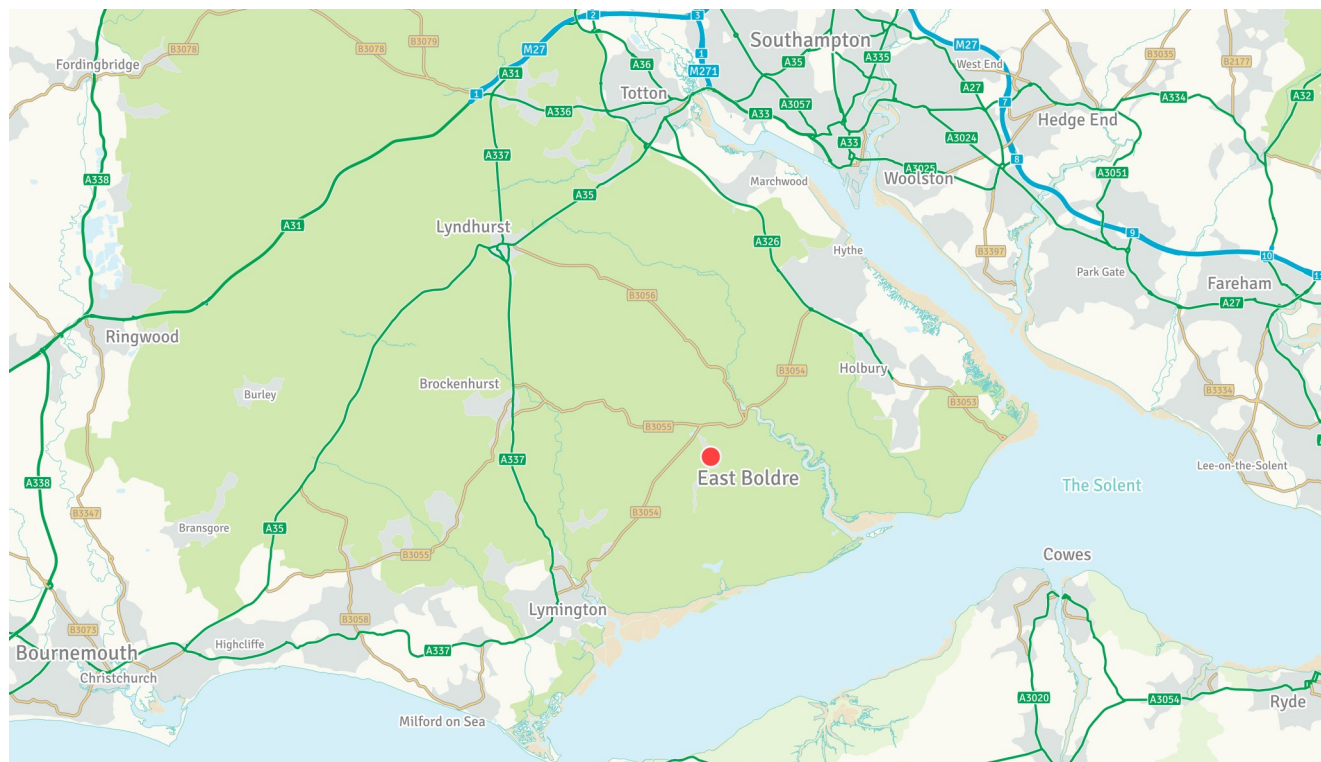
Energy Performance Asset Rating: churches are exempt.

VAT

The property is not opted for VAT.

Viewing

By appointment only with the sole agent, Rapleys. Contact Graham Smith via **email** or on 07467 955294.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3A The Incubator, The Boulevard, Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4XA. 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 July 2022.