

FOR SALE FREEHOLD Church

Rudge Hill, Lustleigh
Newton Abbott TQ13 9TJ



Contact
Graham Smith 07467 955294
graham.smith@rapleys.com

Location

Lustleigh is a small village within the Dartmoor National Park. It is set a little off the beaten track nine miles north of Newton Abbott. Other local villages include Moreton Hampstead (five miles) and Bovey Tracey (four miles).

Exeter, the closest city, is just 22 miles away and Torquay is 16 miles.

The population of Lustleigh is approximately 650. There are a few amenities there including: village/public use hall, a pub, a Post Office, general stores, tea rooms and a garage for vehicle servicing. There is also a Church of England. The property occupies an elevated position within the village close to the amenities.

Description

The church dates from 1848 with a traditional layout; a central entrance on the front gable elevation, with a small foyer and the sanctuary beyond. The building is not listed. At the rear of the church is a simple kitchen. From the entrance foyer there is a single toilet. There are no pews or church fittings and the internal ceiling height is 4.68m (15'4").

The solid brick structure is fully rendered on the front gable, has a slate covered pitched roof and recently double glazed windows. The building had a general refurbishment in 2005 so presents in good condition.

The garden to the front is enclosed and still retains some graves. Most of the headstones have been moved to stand around the perimeter leaving a lawned area.

The church has oil fired central heating, mains electricity, water and drainage.

Rating

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

Terms & Tenure

The property is available freehold. The title is registered at the Land Registry under title ref: DN618306.

Offers over £85,000 are invited for the single property title.

EPC

The property is exempt.

VAT

The property is not opted for VAT.

Viewing

Appointments to be arranged with the sole agent, Rapleys.

East Dartmoor Baptist Church

Dartmoor National Park

Existing F1 planning use, not listed

Development opportunity (STP)

Site 0.018 ha (0.045 ac)



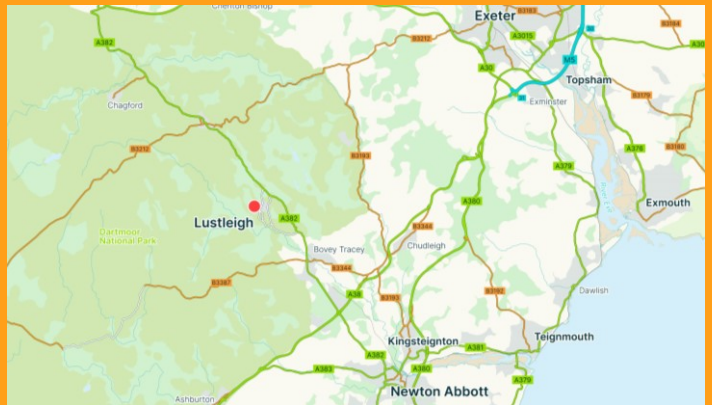
Offers over
£85,000

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor		
Sanctuary	47.74	514
Foyer & WC		
Total	47.74	514
	Hectare	Acre
Total Site Area	0.018	0.045

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

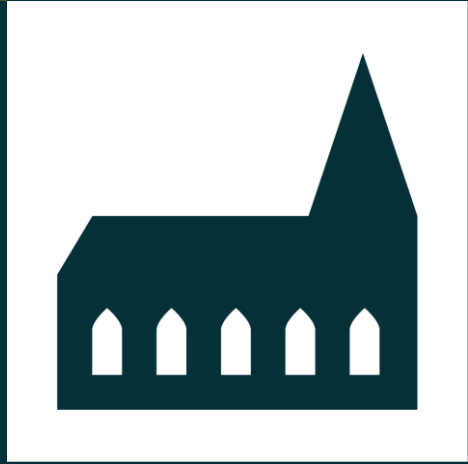


Total Site Area

0.018 hectares

0.045 acres





For further details contact:
Graham Smith 07467 955294
graham.smith@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire 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 January 2023.

rapleys.com
0370 777 6292

RAPLEYS