

FREEHOLD FOR SALE

Baldock Methodist Church,
Whitehorse Street, Baldock SG7 6QB



Contact

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Location

Baldock is a historic market town in the North Hertfordshire district. It lies 33 miles north of London, 10 miles north of Stevenage, 14 miles north-west of Hertford, 17 miles north-east of Luton and 21 miles southwest of Cambridge. As a market town there are a number of attractive villages centred around Baldock.

Baldock has very good arterial road connections being sited adjacent to the major north-south route A1(M) with the A 505 running east-west between Royston and Luton crossing the A1(M) at Baldock.

The church is set back from the road between address Nos 13 and 15 Whitehorse Street in an attractive part of Whitehorse Street in an area that has many historic buildings. The house that is No 15 Whitehorse Street has a pedestrian right away over the front garden to the church for its access.

The church is land registry title ref HD484597.



Offers in the
region of
£275,000

Description

The original part of the church dates from 1853 and is Grade II listed on account of the red brick frontage with the two octagonal turrets.

The single building occupies almost the whole site. There is a small garden area to the front of the church.

The site is located at the rear of the footpath with a generally level aspect.

The structure is of a mix of solid masonry type construction. The floors are typically suspended and of timber. The roof is pitched with slate covering where visible. The windows are a mix of single glazed framed with some stained glass.

The property has been in recent use until the end of 2024 and presents in good condition especially considering its age. As well as a church it was utilised for community activities including a children's nursery.

The scaffolding has remained in place over the front door as a precaution following advice from insurers should any part of the stone turret degrade, come loose and fall.

The church has a modern fitted kitchen with appliances.

Church (F1 use)

Vacant Possession

Alternative Use opportunity (STP)

Grade II listed



Accommodation

The property comprises the following rooms over two floors with approximate floor areas:

Ground Floor	Sq m	Sq ft
Entrance Foyer	-	-
Sanctuary	121.97	1,313
Vestry	13.94	150
Kitchen	13.95	150
Toilets M/F	-	-
Disabled Toilet	-	-
Total Ground Floor	149.86	1,613
First Floor	Sq m	Sq ft
Meeting Room	41.80	450
Office	8.51	92
Total First Floor	50.13	542
Overall approx. net internal area	200.17	2,155
	Hectare	Acre
Total Site Area	0.056	0.14

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.

Viewing

Strictly by appointment with the sole agent, Rapleys.

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Terms & Tenure

Freehold offers in the region of £275,000

Rating

Church properties are exempt from business rates. 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 at www.gov.uk/calculate-your-business-rates.

Energy Performance

Churches are exempt from EPC ratings

VAT

All figures quoted are exclusive of Value Added Tax which will not be charged.

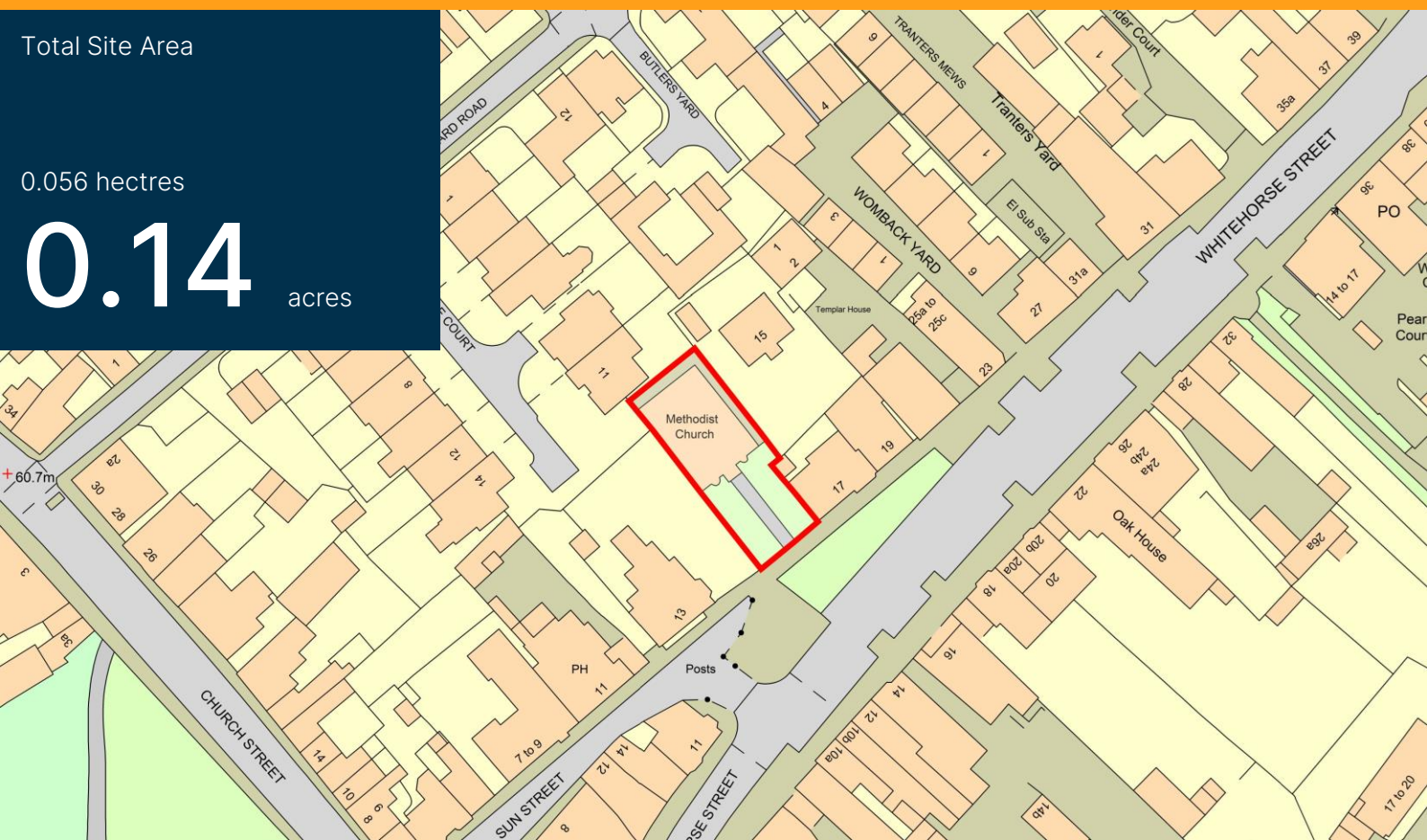
Identity Checks/AML

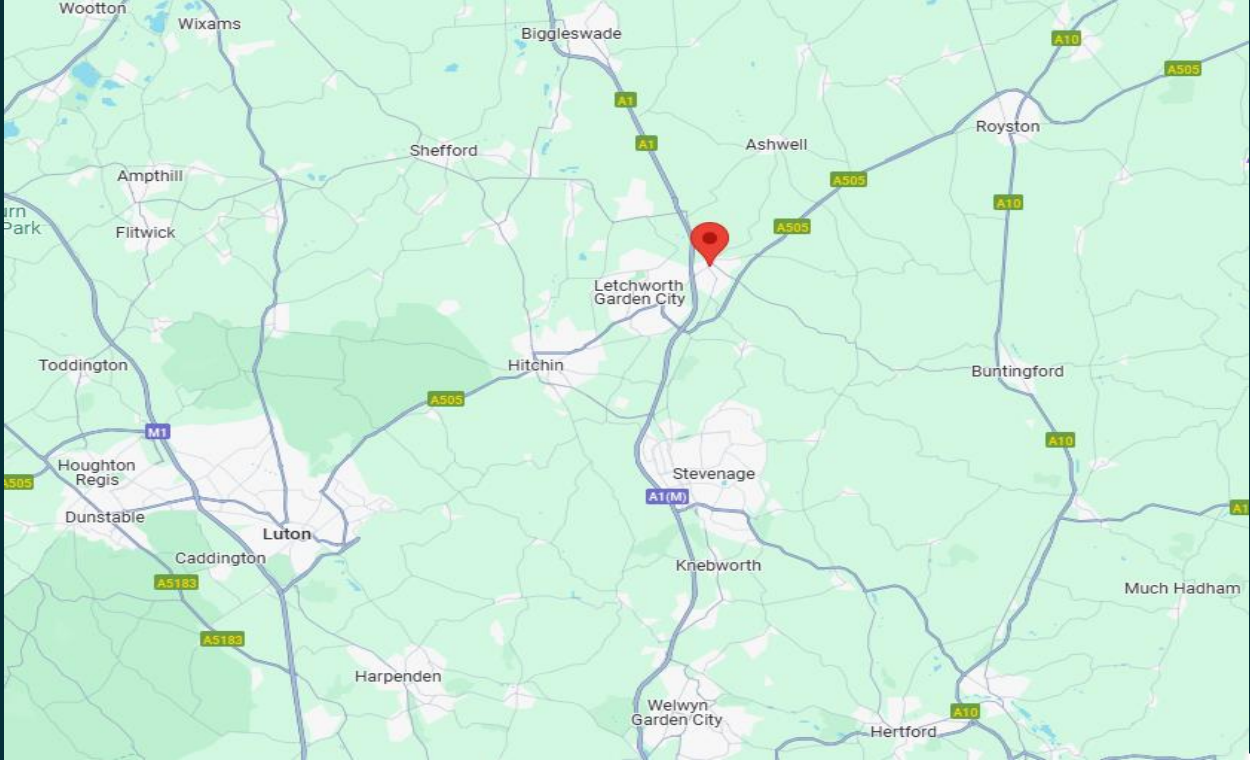
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Total Site Area

0.056 hectares

0.14 acres





For further details contact:
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