



## **FORMER CHURCH LOCATED IN A RESIDENTIAL LOCATION**

St Francis Church, St Francis Road, Blackfield, Southampton

An opportunity to purchase a former church for a continued place of worship or for re-development purposes (subject to planning) extending to 0.34 acres.

**Carter Jonas**

## FORMER CHURCH LOCATED IN A RESIDENTIAL LOCATION TO THE SOUTH OF THE VILLAGE OF LANGLEY.

## EXTENDING TO APPROXIMATELY 0.34 ACRES.

### DESCRIPTION

A 0.34-acre level site situated to the south of Langley, Set on the southeastern edge of the New Forest National Park with good access to the Park and coast. The property comprises of a single storey building, extending to a gross internal area of approximately 3,046 sq ft (283 sq m) with an additional outbuilding extending to a gross internal area of approximately 48 sq ft (4.47 sq m). The surrounding land comprises of largely grass and hardstanding.

The building constructed of brick under a predominantly pitched and tiled roof with a section of the building set under a flat roof to the front elevation. It is understood that asbestos is located within the property and further details are available via the information pack available upon request.

### SCHEDULE OF ACCOMODATION

- Foyer
- Kitchen
- Church Hall
- Church (place of worship adjacent to the Church Hall)
- Various storerooms
- Outbuilding

### ACCESS

The Property is accessed from St Francis Road, an adopted highway.

### BOUNDARIES

The Property is bound by existing residential dwellings to the immediate north and west. To the south is West Common road, and to the east is St Francis Road, beyond which are further residential dwellings, comprising of predominantly detached 1960s/70s era housing.

### PLANNING

The Property does not currently benefit from any approved planning consent, and there are no recent relevant planning applications. However, the New Forest District Council Local Plan Part 1 (Adopted 2020) places the Property within the built-up area and identifies Langley as a Main Village and as such the Property is situated within an area identified as suitable for small to medium-scale development, in accordance with Policy STR4.

We have assumed that the lawful use of the Property is Use Class F1/F2 (learning & non-residential institutions, and church/ community halls).

### REGISTERED TITLE

The Property is registered with the Land Registry under the Freehold Title Number HP694035.

### METHOD OF SALE

The opportunity is offered for sale freehold and with Vacant Possession. We will be monitoring interest through the marketing period with a view to setting a deadline for bids. **It is therefore recommended that prospective purchasers wait to receive further instructions from Carter Jonas before coming forward with any offers.**

Offers are welcomed on an unconditional and conditional basis.

### LOCAL AUTHORITY

New Forest District Council

### RIGHTS OF WAY, EASEMENTS AND COVENANTS

There are no public rights of way over the land. Further information is available via the information pack available upon request.

### SERVICES

The property benefits from mains electricity and water.

### FURTHER INFORMATION

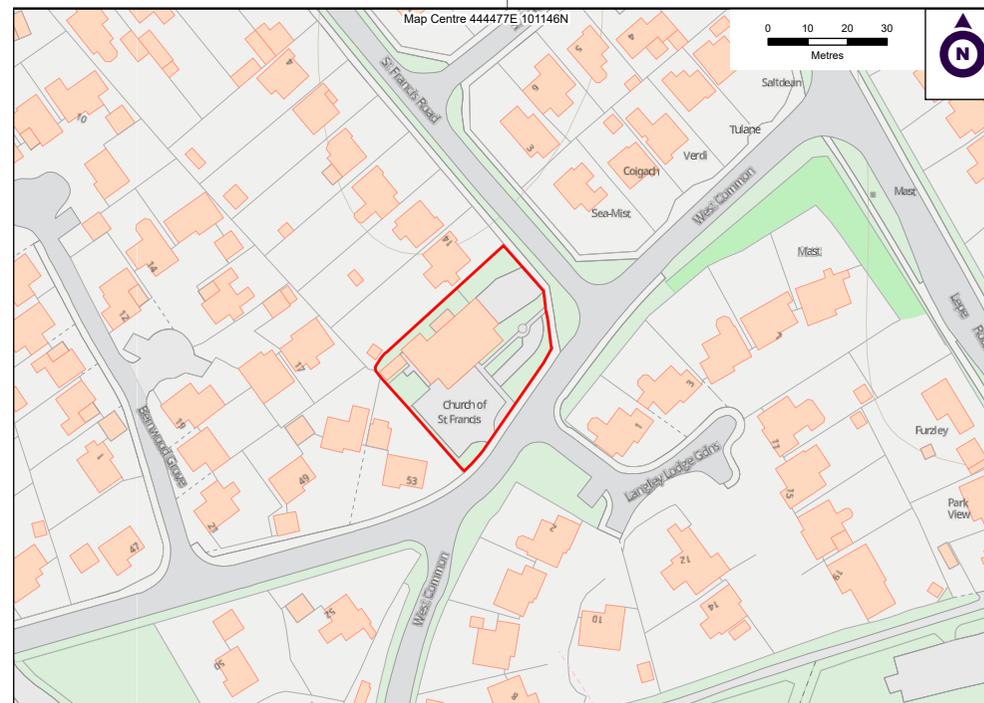
An information pack has been prepared to accompany these particulars and includes title information details of asbestos located on the premises and a historic floor and elevations plan.

This is available upon request and prospective purchasers should note that the vendors will expect them to have obtained and carefully considered the contents of the Information Pack prior to submitting an offer.

### VIEWING

The Property may be viewed from the public highway. Parties wishing to view the Property should arrange an appointment via Phoebe Dawson or Edward Walter.

Particulars prepared February 2024.





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**IMPORTANT INFORMATION**

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**Carter Jonas**