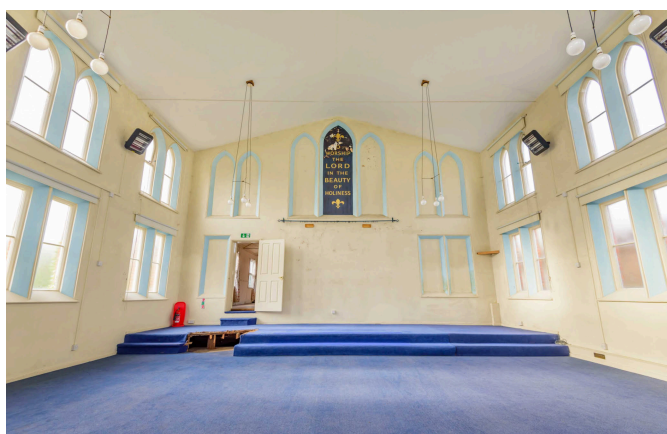


Perry Bishop

PROPERTY MADE PERSONAL

Overton Methodist Church 18 Winchester Street, Overton, RG25 3HS



Attractive church and school rooms with potential for conversion - STP • Village location set amongst a mix of retail and residential properties • Open viewings, by appointment on Tuesday 31st January, 10am to 12pm and Tuesday 14th February, 12pm to 2pm • For sale by informal tender

Guide Price £275,000

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Overton Methodist Church

18 Winchester Street, Overton, RG25 3HS

The former Congregational chapel dates from the late 19th Century but in more recent years became a Methodist church. Attached to the church is a meeting room and timber framed schoolroom (1930s), both of which are now redundant and unsuitable for use.

The premises are located close to the village centre, slightly set back from the road frontage, between a mix of retail, commercial and residential properties.

The site has an approximate area of 0.16 acres and frontage to Winchester Street of 6.57m, widening to 10.9m to the rear of the site and an overall depth of approx. 65m, which is bounded to the west side by a public footpath providing access to residential occupants.

The chapel and attached meeting room are constructed with solid brickwork elevations with Bath stone and brick dressings under pitched roofs clad with natural slate. The school room is of timber framed construction.

The buildings stand within a designated Conservation Area and are not listed as being of architectural or historic merit.

There is a closed burial ground located to the rear of the church shown hatched blue/green on the attached plan.

There is ample parking to the front of the property.

Location

Overton is a large attractive and thriving village centre with local shops, eateries and is situated on the famous River Test which has its source one mile to the east in Ashe. There is evidence of habitation since the Stone and Bronze Ages with finds and barrows located nearby.

Overton has excellent transport links to the M4 and M3 as well as a train station on the West of England Main Line.

Directions

From the M4 motorway, exit at junction 13 and take the A34 south signposted to Newbury. Take the exit towards Whitchurch/Litchfield/Woodcote/Dunley from A34. Then take the London Road/B3400, turning left at the Whitchurch White Hart Public House. Continue along the B3400/Newbury Road to Overton High Street. Turn right onto Winchester Street. The Overton Methodist Church can be identified by the agent sale board on the right-hand side.

Viewings

Viewings are by appointment only on the following dates:

1. Tuesday 31st January 2023 - 10:00 am to 12:00 pm
2. Tuesday 14th February 2023 - 12:00 pm to 2:00 pm

Please contact our Land department on 01285 646770 to book your appointment.

Services & Tenure

The property is held with freehold title, although the garden area that has been used for burials will be sold with a long leasehold title.

As far as we are aware, the property is not subject to any leases or any Reverted Clauses.

We are informed that mains water, electricity and drainage are connected to the property. Mains gas is not believed to be available.





Local Authority

Basingstoke & Deane Borough Council
www.basingstoke.gov.uk/environment-and-planning
Tel: 01256 844844

Town & Country Planning

The present use of the building is within F1 of the Use Class Order as a place of worship, which would permit other community uses such as clinics, surgeries, day nurseries and consulting rooms.

The building could be converted or redeveloped for residential purposes subject to the necessary consents being granted. Interested parties should make their own enquiries with the local Planning Authority.

The cross hatched area is a graveyard and will be sold on a 999 year long leasehold basis at a peppercorn rent. The remainder of the property will be sold freehold with vacant possession.

Rights of access to the graveyard will be reserved. The graveyard may not be developed in any way.



Method of Sale

The property is offered for sale by informal tender, offers must be made in writing no later than 12 noon on Tuesday 28th February 2023.

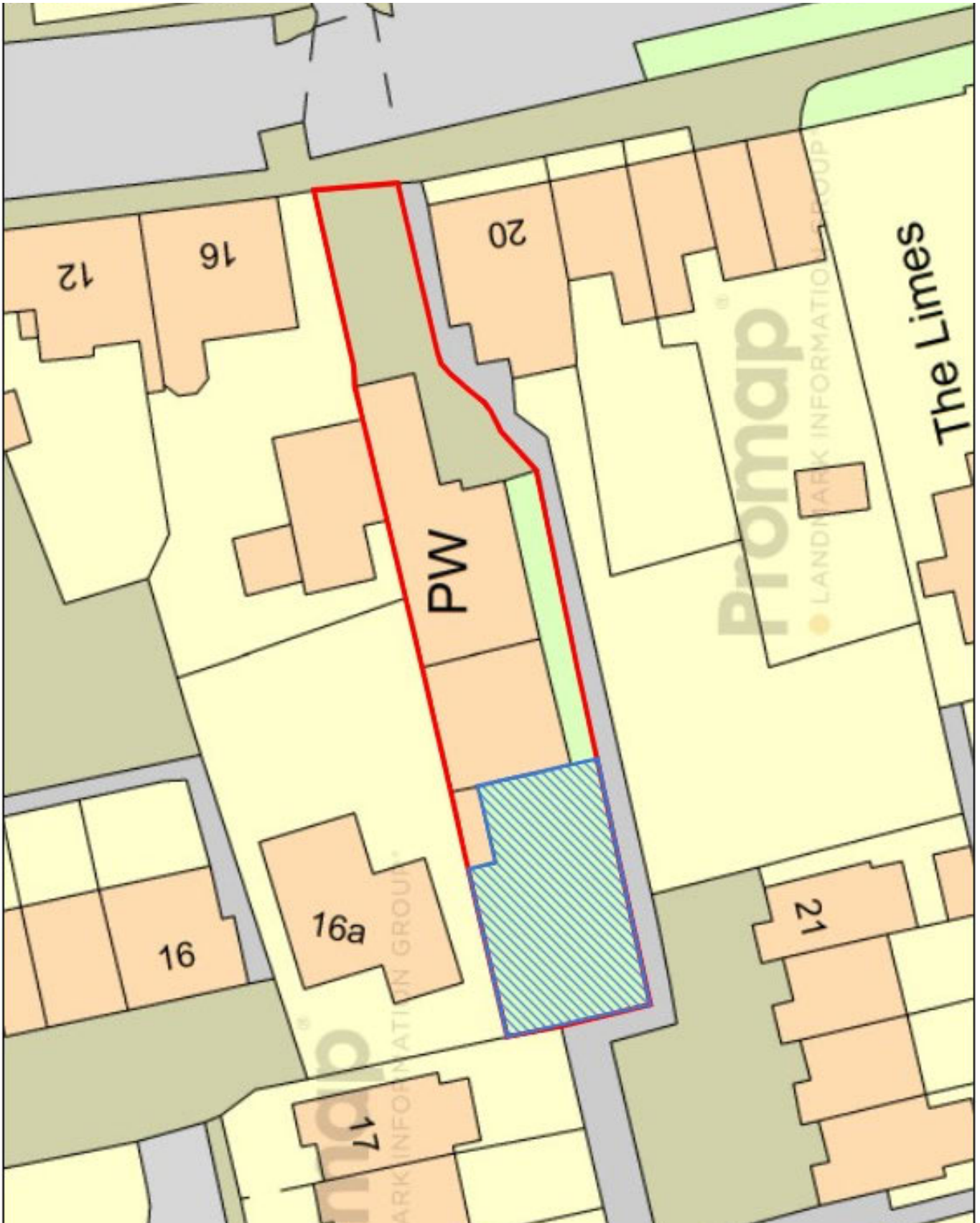
These should be submitted on the offer form which is available from ourselves, so as to ensure that all information required is received. The offer may be returned by hand or posted to our Cirencester office or by email to landandnewhomes@perrybishop.co.uk

It is the bidder's responsibility to ensure that their offer is received by the prescribed deadline, and the vendor is not bound to accept the highest or any offer. A decision will be made as soon as possible before or after the closing date, with all parties that have made an offer being notified accordingly.

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 646770
E: landandnewhomes@perrybishop.co.uk





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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

