

Trinity United Reformed Church Torr Lane, Hartley, Plymouth, PL3 5NY



Extensive church and community buildings with parking to front and rear • Approximate site area of just over 0.35 acres • Close to Plymouth city centre • Open viewing days on Tues 13 February, 10am to 11.30am and Thurs 29 February, 11.30am to 1pm by appointment • For sale by informal tender

Guide Price £500,000

Trinity United Reformed Church

Torr Lane, Hartley, Plymouth, PL3 5NY

The Trinity United Reformed Church comprises a church and community buildings dating from the first half of the 19th Century and was extended in 1937 to serve the expanding population north of the Plymouth city centre.

This interesting building stands on a trapezoid site with frontage to Torr Lane where the site has an approximate area of just over 0.35 acres (1428 m²) and includes parking to front and rear of the site. There is no burial ground.

The site comprises:

Church - Vestibule to south-end with south-west and south-east porches, chancel to north-end and vestry to north-west. Basement containing boiler room and youth room.

Schoolrooms - Entrance foyer, kitchen, large meeting room, toilets, small hall with lobby off, main hall with separate vestibule to south-end.

Location

Located in a prime popular and established residential area of Hartley, bordering on Mannamead and set here with a variety of local services and amenities on the doorstep. The position is convenient for access into the city and close by connections to major routes in other directions.

Directions

From the A386 or the A38, once you are on the Manadon roundabout take the exit onto the Mannamead Road / B3250 (Golden Hind Pub on the left). After half a mile turn right at the traffic lights onto Torr Lane. The Trinity URC can be seen on the right.

Viewings

Viewings are by appointment only on the following dates:

1. Tuesday 13th February 2024, 10.00am to 11.30am
2. Thursday 29th February 2024, 11.30am to 1.00pm

Please call the Land team on 01285 646770 to book your appointment.

Services & Tenure

The property is to be sold as freehold and is not affected by any leases. Mains water, electricity, drainage and gas are connected with gas fired central heating.

Town and Country Planning

The present use of the Church is within Class F1 - Learning & Non-Residential Institutions. This would permit the following:-

- a) For the provision of education
- b) For the display of artwork (not for sale or hire)
- c) As a museum
- d) As a public library or public reading room
- e) As a public hall or exhibition hall
- f) For, or in connection with public worship or religious instruction
- g) As a law court

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

Method of Sale

The property is offered for sale by informal tender, offers must be made in writing no later than 12 noon on Wednesday 13th March 2024.

These should be submitted on the offer form to ensure that all information required is received. Please email your offer 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 asap after the closing date, with all parties that have made an offer being notified accordingly.

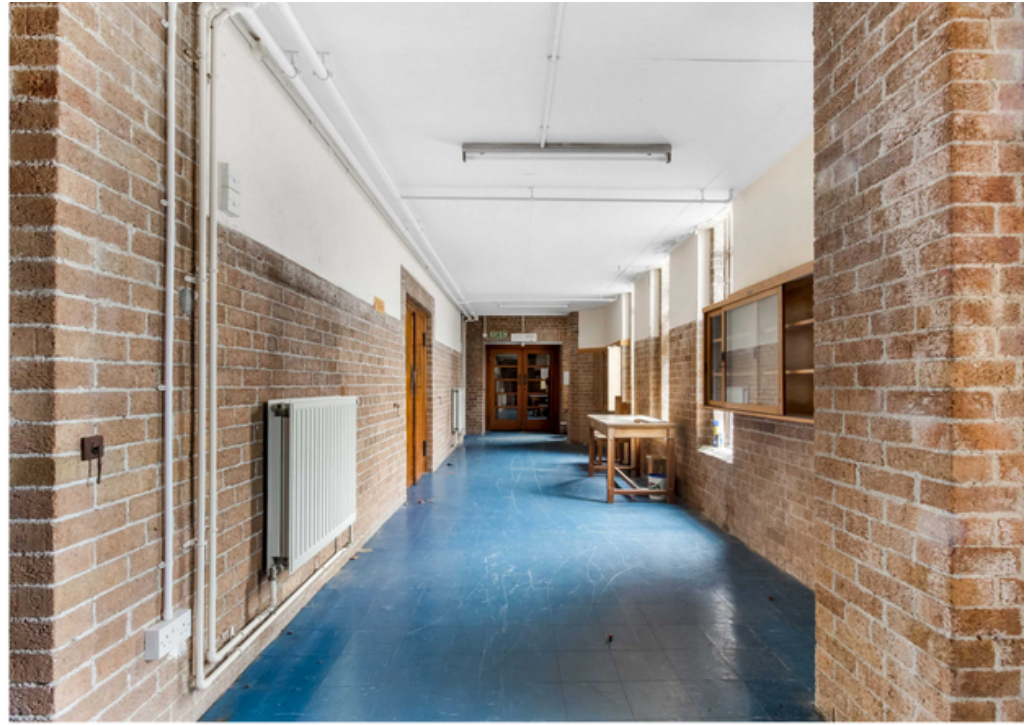
Important Notes

1. There will be a 50% overage for a term of 15 years for any change of use consent (whatever it may be) that results in an uplift in value over and above the existing value without these consents, will trigger overage.
2. The sale will be subject to the standard United Reformed Church covenants – copy available on request.

JOINT AGENT WITH CHRISTOPHERS CHARTERED SURVEYORS

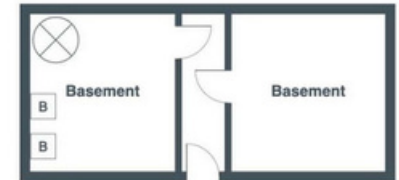






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PROPERTY MADE PERSONAL



Total Area: 650.5 m² ... 7002 ft²
All measurements are approximate and for display purposes only



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 646770

E: landandnewhomes@perrybishop.co.uk

perrybishop.co.uk

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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.

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