

# FOR SALE

## SUNNYHILL CHURCH

Sunnyhill Road, Poole BH12 2DH

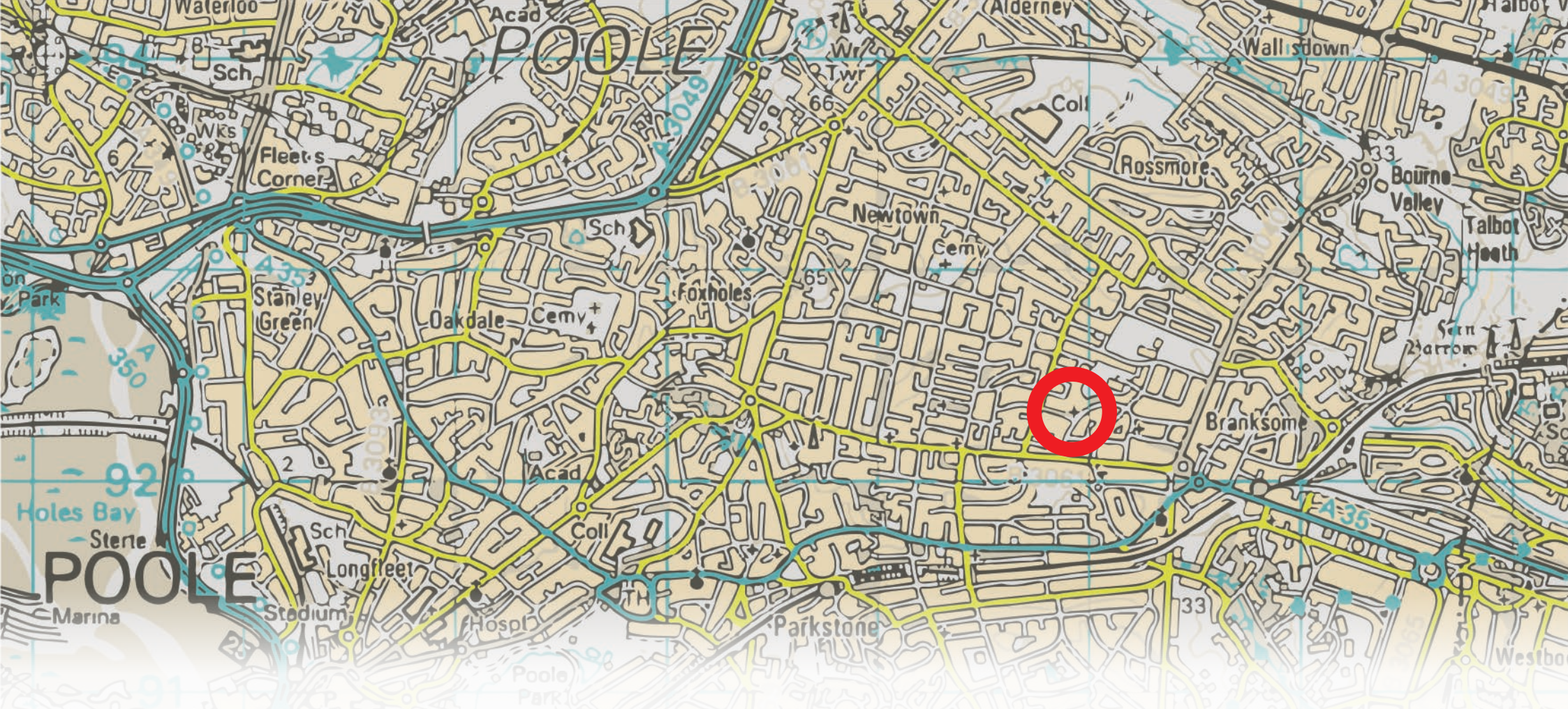
- Freehold Property with Development Potential
- Total Site Area Approx. 0.274 hectares (0.677 acres)
- Including Existing Church Building and Sports Hall



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### Location

The property is situated with access from Sunnyhill Road closed to its junction with Layton Road. Layton Road connects with Ashley Road (B3061) which is a busy district centre and a main route linking Poole and Bournemouth. The property is situated approx. 4 miles distant from both Poole and Bournemouth Town Centres.

The property is located within a densely populated residential area with a Health Centre directly adjoining on the east side and a Scouts' Hall to the rear.



DESCRIPTION

The property comprises a detached single storey church building with a detached sports hall at the rear. The buildings are believed to have been constructed in the early 1960s with external walls of cavity construction having brickface elevations and pitched roofs covered with concrete interlocking tiles. Windows are a mixture of softwood frames and UPVc double glazed units.

The accommodation is briefly summarized as follows:

Church Building

- Reception Hall with Male, Female and Disabled Toilets
- Main Worship Area with Exposed Roof Trusses
- Hall to Rear of Worship Area
- Second Hall to Rear
- Fitted kitchen
- Mezzanine Office with Access from Steep Staircase
- Two External Toilets

Sports Hall

- Entrance Hall
- Main Hall Open to Lined Roof
- Fitted Kitchen with Servery to Hall
- Store Room with Internal and External Access
- Mezzanine Office

Gas fired central heating is installed within both buildings.



The buildings have the following approximate gross internal floor areas:

Church Building

Ground Floor	281.81 square metre (3,033 square feet)
Mezzanine Office	23.79 square metre (256 square feet)
Total	305.60 square metres (3,289 square feet)

Sports Hall

Ground Floor	166.44 square metres (1,792 square feet)
Mezzanine Office	12.25 square metres (132 square feet)
Total	178.69 square metres (1,924 square feet)

There is a detached pre-fabricated concrete single garage at the rear of the site.

The buildings occupy an irregular shaped site including an embankment on the western side of the property.

There are 2 vehicular entrances to the site from Sunnyhill Road.

The property has a total site area of approx. 0.274 hectares, (0.677 acres)

The site area excluding embankments on the eastern and western sides of the site extends to approx. 0.211 hectares (0.52 acres).



## Sunnyhill Church Site

### TENURE

Freehold with vacant possession on completion.

### PLANNING

Borough of Poole's Planning Register shows that planning permission was granted in March 1961 for the erection of a church on the land at 15 Sunnyhill Road.

The current use of the property falls within Class D1 of the Town and Country Planning (Use Classes) Order 1987 as amended. This class includes use for medical and health services, crèche, day nursery, day centres, non-residential education and training centres.

The property is considered to have potential for residential redevelopment subject to necessary planning consent.

### SALE

The property is offered for sale by way of informal tender.

The seller is prepared to consider unconditional offers or offers which are conditional on the purchaser achieving planning consent for development.

In the case of conditional offers, parties are asked to clearly state details of their proposed planning condition.

Interested parties are invited to submit their best and final offers to purchase the property by 12 noon Friday 16th March 2018.

Offers should be submitted in writing and be received at the offices of Sibbett Gregory as below by the closing date.

The vendor reserves the right not to accept the highest or any offer.

### PRICE GUIDE

Offers are invited in the region of or in excess of £900,000.00 exclusive of VAT.





## VIEWING

Further details and arrangements to view through the Agent Sibbett Gregory.

### Contact:

Jonathan Sibbett – 01202 661177

[jonathan@sibbettgregory.com](mailto:jonathan@sibbettgregory.com)

or

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## FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending Purchaser or Lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

## IMPORTANT NOTE

At no time has a structural survey been undertaken and appliances have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and condition and working order of services, fixtures and fittings.

## IDENTIFICATION

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering - the requirements derive from Statute. A form will be sent to the proposed tenant/purchaser to ensure compliance after provisional terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract

