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Pains Hill Chapel, Chapel Road, Limpsfield, Oxted, Surrey RH8 0SX

Freehold Class F / Community Premises

FOR SALE

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835
www.raynerscommercial.com • enquiries@raynerscommercial.com

SUMMARY

- Freehold Chapel premises for sale
- To be sold with vacant possession
- Class F or suitable for uses (subject to planning)
- Affluent area close to Limpsfield and Oxted
- Excellent location close to A25 and M25
- Building gross internal area of 1,502 sq.ft (139.5 sq.m)
- Site area approximately 2,008 sq.ft (186.6 sq.m)
- **Guide Price £350,000 plus costs (subject to contract)**

LOCATION

Pains Hill Chapel occupies an location on the edge of Limpsfield Chart, 1.25km to the south of Limpsfield village and 2Km to the Southeast of Oxted town centre. Oxted is the nearest town with a population of around 11,489 (2021 Census).

The Chapel is situated on the Southern side of the Chapel Road close to the junction with Pains Hill / Brick Kiln Lane.

Oxted and Hurst Green mainline train stations provide regular services to East Croydon, London Victoria and London Bridge as well at stations to Uckfield. The area is well served by road with the A25 just 700m to the north and Junction 6 of the M25 7.5KM to the West

DESCRIPTION

A detached, two-story building constructed in the early 1800's, with a single storey side and rear extension. A religious building comprising a front entrance / porch, Chapel, meeting room, kitchen, rear lobby and toilets on the ground floor and there is also a room on the first floor which overlooks the main Chapel area. The property has gas central heating and is double glazed. The Chapel sits on a broadly rectangular site with boundaries clearly defined by timber fencing. There is a timer gate to the front left-hand side of the Chapel providing access to a path around the perimeter of the building.

A floor plan is available upon request.

PLANNING

The Current authorised use falls within Class F1 (Learning & Non-Residential Institutions) of the Town & Country Planning (Use Classes) Order 2020. The property may be suitable for other community type uses subject to planning. Enquiries in this regard should be made to Tandridge District Council (www.tandridge.gov.uk).

Interested parties should note that the sale of the property will be subject to restrictions on its future development, and the prospective buyer agrees to enter into suitable provisions to secure the payment of overage in respect of any future residential development or change of use of the property to residential.

EPC

Exempt

TENURE

Freehold

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Description	Sq Ft	Sq M
Chapel	591	54.91
Kitchen	161	14.96
Side Extension Room	154	14.31
Front Porch	82	7.61
Rear Lobby	99	9.20
First Floor Room	236	21.93
Total Net Area	**1,323**	**122.92**
Total Gross Area	**1,502**	**139.5**
Site Area	**2,008**	**186.56**

Floorplan available upon request

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SALE PRICE

Guide Price £350,000 plus the seller's agency and legal costs for the freehold, subject to contract. Interested parties should note that the sale of the property will be subject to restrictions on its future development, and the prospective buyer agrees to enter into suitable provisions to secure the payment of overage in respect of any future residential development or change of use of the property to residential. **Subject to Contract.**

VAT

We understand that Vat is not applicable

LEGAL & OTHER COSTS

The purchaser will be responsible for the seller's agency and legal costs of sale.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or any beneficial owner together with evidence / proof identifying the source of funds being relied upon to complete the transaction.

For further information or to arrange a viewing please contact:

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