FOR SALE

PRICE: Offers Invited



HOLY TRINITY CHURCH,

GRATWICKE ROAD, WORTHING, BN11 4BH

EST. 1897 LIST OF PROPERTIES

GRAVES SON & PILCHER

01273 321 123 GSP.UK.COM

Description

Excellent opportunity to purchase the Freehold interest of this attractive and substantial building considered potentially suitable for a variety of uses, subject to obtaining any necessary consent.

The Grade II Listed property, which was built in the 1800's, comprises a former church with accommodation extending to a gross internal area of approximately 5,326 sq ft.

The property has grounds to three sides. There are matured lawned gardens to the north and eastern sides, whilst the western area is laid to asphalt and provides off road parking with vehicular access from Eriswell Road.

Location

Worthing is the largest town in West Sussex, located on the coast between Brighton and Chichester. Worthing has a resident urban population of approximately 100,000 people and a population of around 500,000 within a 13 mile catchment area.

The property occupies a prominent corner position fronting Gratwicke, Shelley and Eriswell Road. Worthing's main shopping precinct, seafront and promenade with their mix of high street and independent restaurants, cafes, bars and hotels are within walking distance, whilst Worthing Mainline Railway Station is within one mile.

Accommodation

The property has the following approximate floor area:
GIA 5,326 ft² / 494 m²



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Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.

Contact for further information:

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Terms

Offers are invited for the Freehold interest with full vacant possession. Prospective purchasers must submit offers in writing to the offices of Graves Son & Pilcher, subject to the following stipulations:

1. Offers must be accompanied by sketch plans and written details of the proposed use or uses of the property, along with the likely acceptability of the proposals by Worthing Borough Council's planning authority. The Vendor will take into account the suitability of the proposed use/s in light of the previous religious use and will determine which, if any, offers are taken further.
2. The Vendors do not bind themselves to accept the highest or any offer, The vendors will also take into account the suitability of the proposed use/s in light of the previous religious use.
3. The offer must state clearly the price which the applicant is prepared and able to offer and provide any details that the offer may be subject to. Any successful offeror will be asked to provide proof of funds along with the likely acceptability of their proposal by the local planning authority.
4. A sale will be conditional on the outcome of the publication of a draft legal Scheme under the provisions of the Mission and Pastoral Measure 2011 authorising the proposed use/s and disposal of the property, including a statutory period of public consultation, agreement of the Church Commissioners Standard Covenants, and the prospective purchaser being granted planning and/or listed building consent (if appropriate) for their proposals.

Legal, General Note & Covenants

1. The property is marketed on behalf of the Diocese of Chichester and the Church Commissioners for England (charity registration number 1140097). All offers received will be referred to the Diocesan Mission and Pastoral Committee (DMPC). Whilst the Diocese does not have a power of disposal, it will review and present offers, accompanied by a recommendation, to the Church Commissioners who will act as vendor. As per the above, it should be noted that a sale will be subject to and in accordance with the provisions of The Church of England's Mission and Pastoral Measure 2011.
2. In the event of a scheme becoming effective the Commissioners will be empowered to sell the property for the authorised use/s when the remaining statutory requirements are completed. The scheme will also remove the legal effects of consecration.
3. Until the scheme has been made the Commissioners will not be in a position to proceed to contract.

Please note that Covenants will be included when disposing of the property. These a designed to ensure the property is used for authorised purposes only and to prevent unauthorised alterations or demolition. Copies of the standard covenants are available upon request.





Planning Permission

The building is Grade II Listed. We understand that the property falls under Use Class F1.

We would recommend that interested parties make their own enquiries regarding planning permission prior to entering into an agreement.

Local Authority

Worthing Borough Council, Planning & Development – 01903 221065.

Fixtures & Fittings

The vendors reserve the right to remove any of the stained glass windows, pews, the pulpit, font and other furnishings prior to completion (subject to Listed Building Consent). The vendors also reserve the right to remove any memorials prior to completion.

EPC

The property is exempt from the requirement of an Energy Performance Certificate as both a Listed Building and a place of worship.

Legal Fees

Each side are responsible for their own legal fees.



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