EXPRESSIONS OF INTEREST INVITED

St Barnabas Church, Hereford

St Barnabas Church Centre, 45 Venns Lane, Hereford, HR1 1DT

Potential for a range of alternative uses or re-development (Subject to Planning) and extending to 0.87 Acres

St Barnabas Church, 45 Venns Lane, Hereford

LOCATION

The property is located to the north-eastern edge of Hereford, along Venns Lane. The location is predominantly residential in nature with several historic properties nearby, as well as more modern estate housing. The subject site is irregularly shaped and gently slopes from northeast to southwest. The site is bound by Venns Lane to the northeast, to the east is Newstead Nursing Home, to the southwest the back gardens of residential dwellings off Admirals Close.

DESCRIPTION

The site is accessed via the main road and within the title ownership is a privately owned estate road which serves both the car park to the rear of the church and also 1 to 9 St Barnabas Close, together with the former vicarage. Boundaries are marked with Stone walling, fencing and mature trees some of which we understand are subject to Tree Preservation Orders (TPO's). To the rear of the building is a tarmac parking area with circa 15 parking spaces together with further circulation space. The site area extends to approximately 0.87 acres to include the shared roadways. On a net basis (excluding the access road) the site extends to approximately 0.7 acres.

The existing building comprises a place of religious worship. The structure is unusual in its design, dating from the 1980's and is constructed over split levels, running down the slope of the site. The building is constructed with brown brick under a multi-pitched slate (or reconstituted slate) roof with bell tower. The front hall is accessed from the front of the site via a walkway and there is a further stepped access to the rear of the building. This leads into a large hall with vaulted ceiling. The building is subdivided with worship hall, kitchen area, storage cupboards, meeting room and further ancillary accommodation.

Accessed separately from a side doorway is a first-floor flat which benefits from an entrance hall, bathroom with bath and w/c, living room and a kitchen off this area. The flat benefits from a single double bedroom.

- Substantial Site and Buildings
- Sale Area of Approx. 0.87 Acres (0.4 Hectares)
- Scope for Change of Use to the Existing Building
- Site Residential Development Potential (Subject To Planning)
- Large Car Park to Rear with Circa 15 Spaces

ACCOMMODATION (GIA Approx.)

Area	Sq.Ft	SQ.M
Main Church	4,606	427.9
Self Contained Flat	730	67.8
TOTAL	5,336	495.7

Please see the floor plans for further measurements.

PLANNING

The Local Planning Authority is Herefordshire Council. The existing planning use is believed to be D1 – Non-Residential Institutions. We assume that the residential apartment will benefit from established open market C3 residential use.

In terms of planning context, we note that the site falls outside of the Aylestone Hill Conservation area, although two Listed heritage assets are located in close proximity to the site (Cox Cottage opposite and Abbey Grange to the north). The property is located within the settlement boundary and is not Listed.

Two feasibility layouts have been commisioned by the vendors illustrating possible residential development schemes on site with demolition of the church premises. Any change of use of the existing structure will require planning permission.

SERVICES

We understand that the property currently benefits from all mains services to include, water, foul drainage, gas and electricity. We are advised that the foul drainage is subject to an attenuation tank and pumped system. We note that the property benefits from both a commercial gas boiler and domestic gas boiler. No tests have been carried out in this regard.

GUIDE PRICE

Guide Price - £700,000. 'Expressions of Interest' are invited.

EPC

We believe that the building is exempt from the requirement for an EPC as is currently a place of worship.

TERMS

Expressions of interest are to be invited initially. Both Conditional or Unconditional offers will be considered including the change of use or re-development. Please see the Information pack for a copy of the Expression of Interest / Offer Form. Proposals should be in accordance with the 'Proposal Form' contained within the Data Room, and be received by **Noon Friday 1st July 2022.** Proposals should be submitted to John Amos to be delivered by hand, post or email by noon to John Amos and Co, Lion Court, Broad Street, Leominster, Herefordshire HR6 8LE.

SALE PROCESS

The property is currently jointly owned by the Diocese of Hereford and the Church Commisioners, who will be required to undertake due dilligence and public consultation as to offers received. A bid must include and provide confirmation of:

- Offer Price.
- Building Proposals – Suitable Alternative Use Detailed.
- Whether Change of Use is required.
- If re-development then indicative drawings / layouts.
- Confirmation of funding

Draft sale covenants are provided in the information pack.

LEGAL INFORMATION

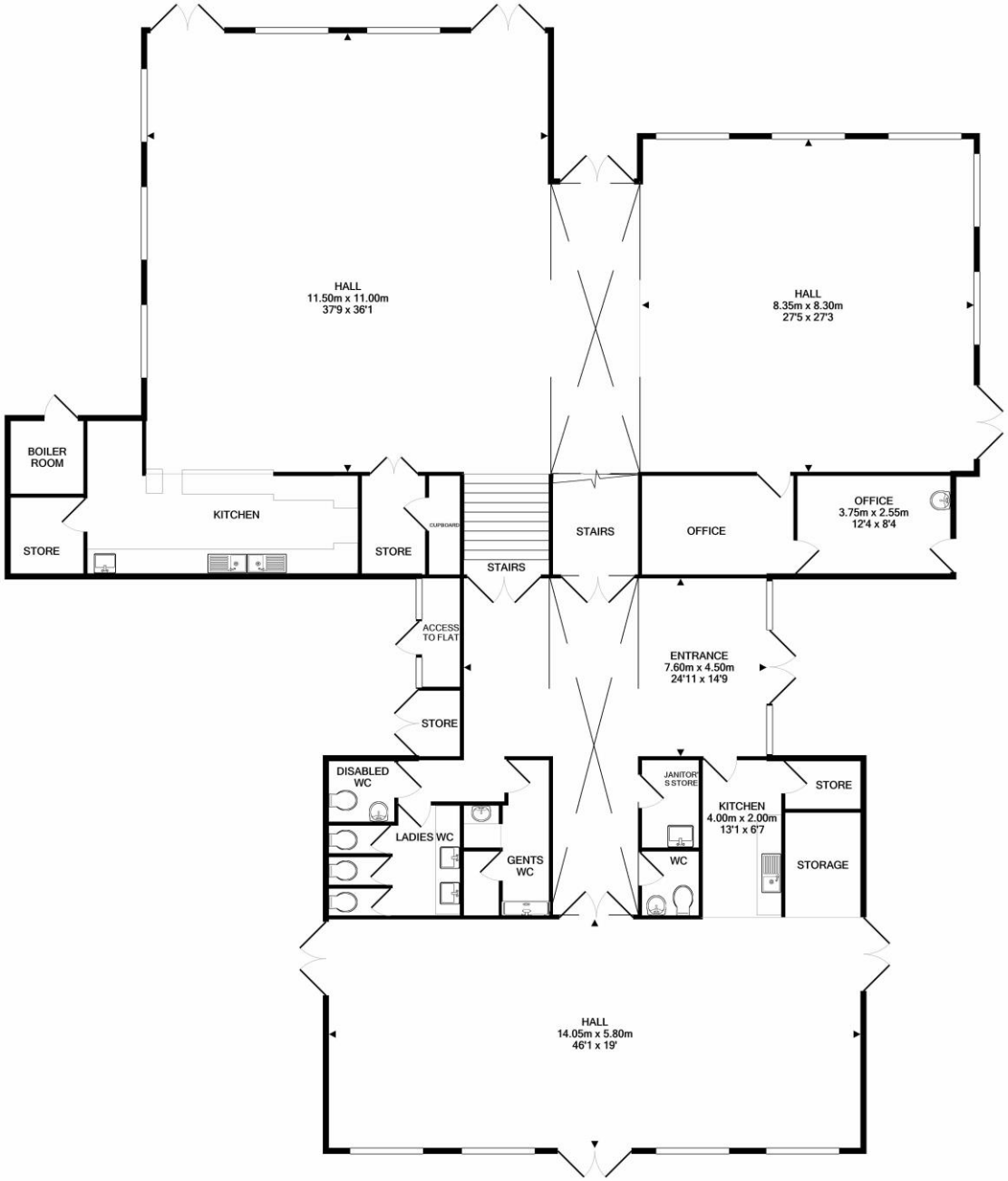
The site is offered Freehold with Vacant Possession. Each party is to incur their own legal fees in this transaction. The property is currently let under a terminable licence and occupied by Oasis Church. If the site is subject to re-development the bell and stained glass will be retained by the vendors.

If the building is to stay within its existing use, restrictions / covenants will be imposed on a buyer as to permission for future change of use and or re-development. If the site is re-developed and or building demolished reduced covenants will be required.

VIEWING & FURTHER INFORMATION

The site can be viewed by appointment only with the sole selling agents. An information pack been prepared that provides further building and sale information. For access please email: william.matthews@brutonknowles.co.uk

Subject to Contract – May 2022



ST BARNABAS CHURCH, BARNABAS CLOSE, HEREFORD HR1 1EY.
TOTAL APPROX. FLOOR AREA 427.9 SQ.M. (4606 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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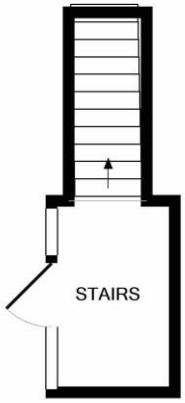
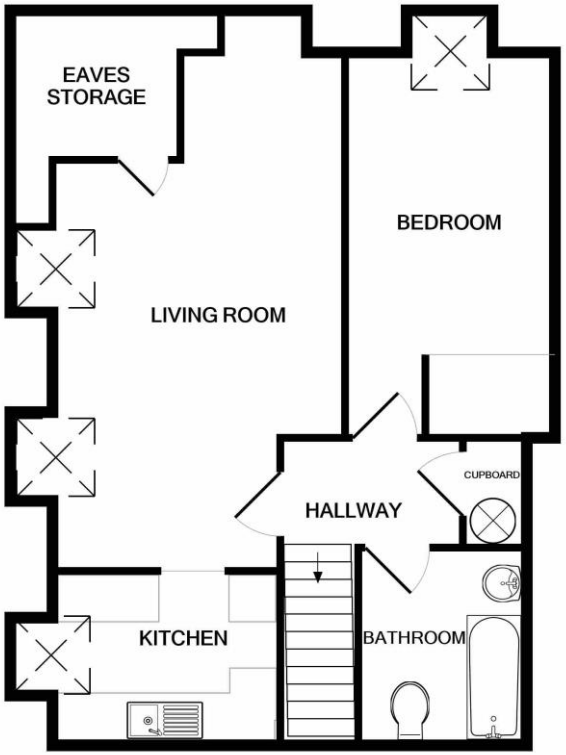


ENTRANCE FLOOR
APPROX. FLOOR
AREA 6.3 SQ.M.
(68 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 61.5 SQ.M.
(662 SQ.FT.)

FIRST FLOOR FLAT, ST BARNABAS CHURCH, BARNANBAS CLOSE, HEREFORD, HR1 1EY
TOTAL APPROX. FLOOR AREA 67.8 SQ.M. (730 SQ.FT.)

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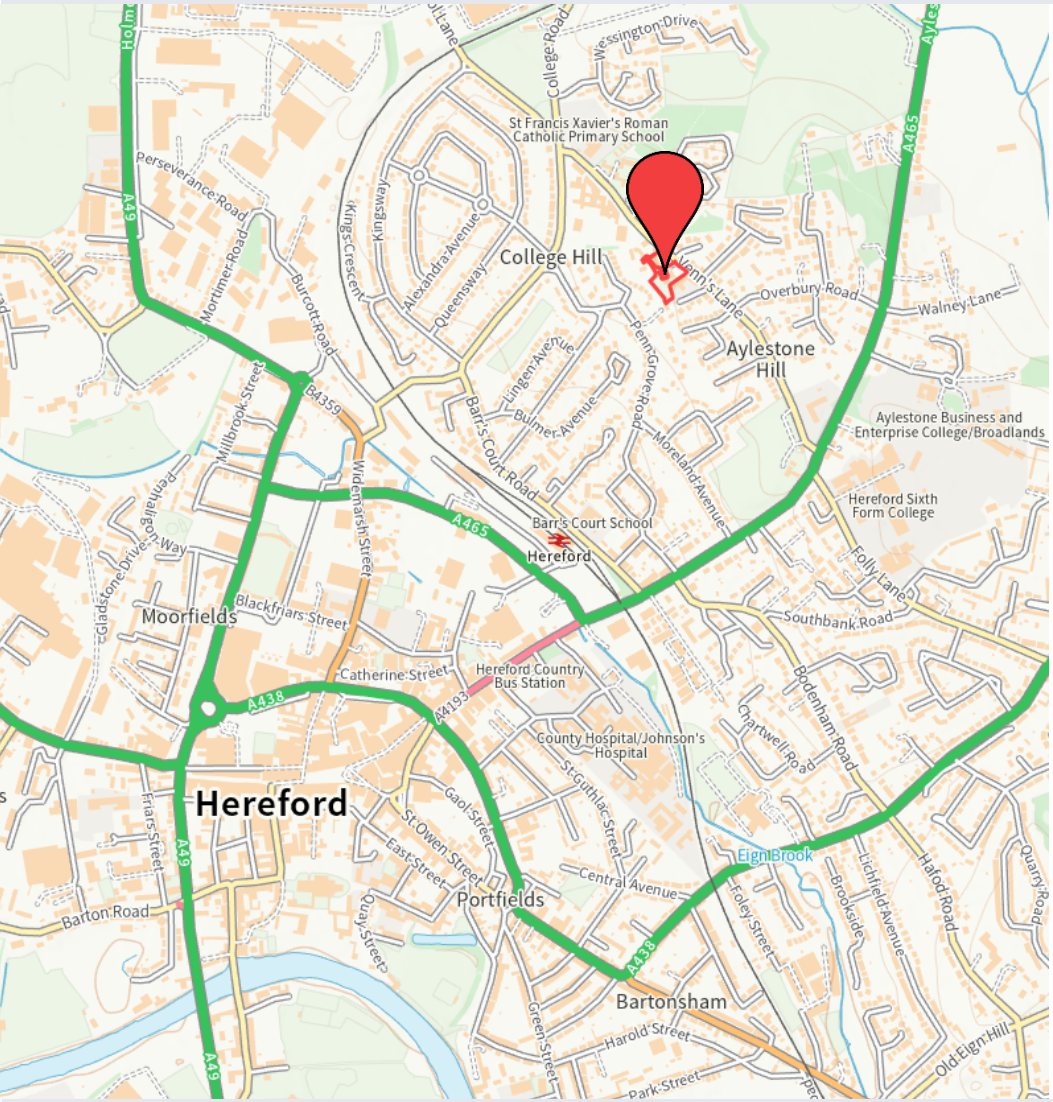
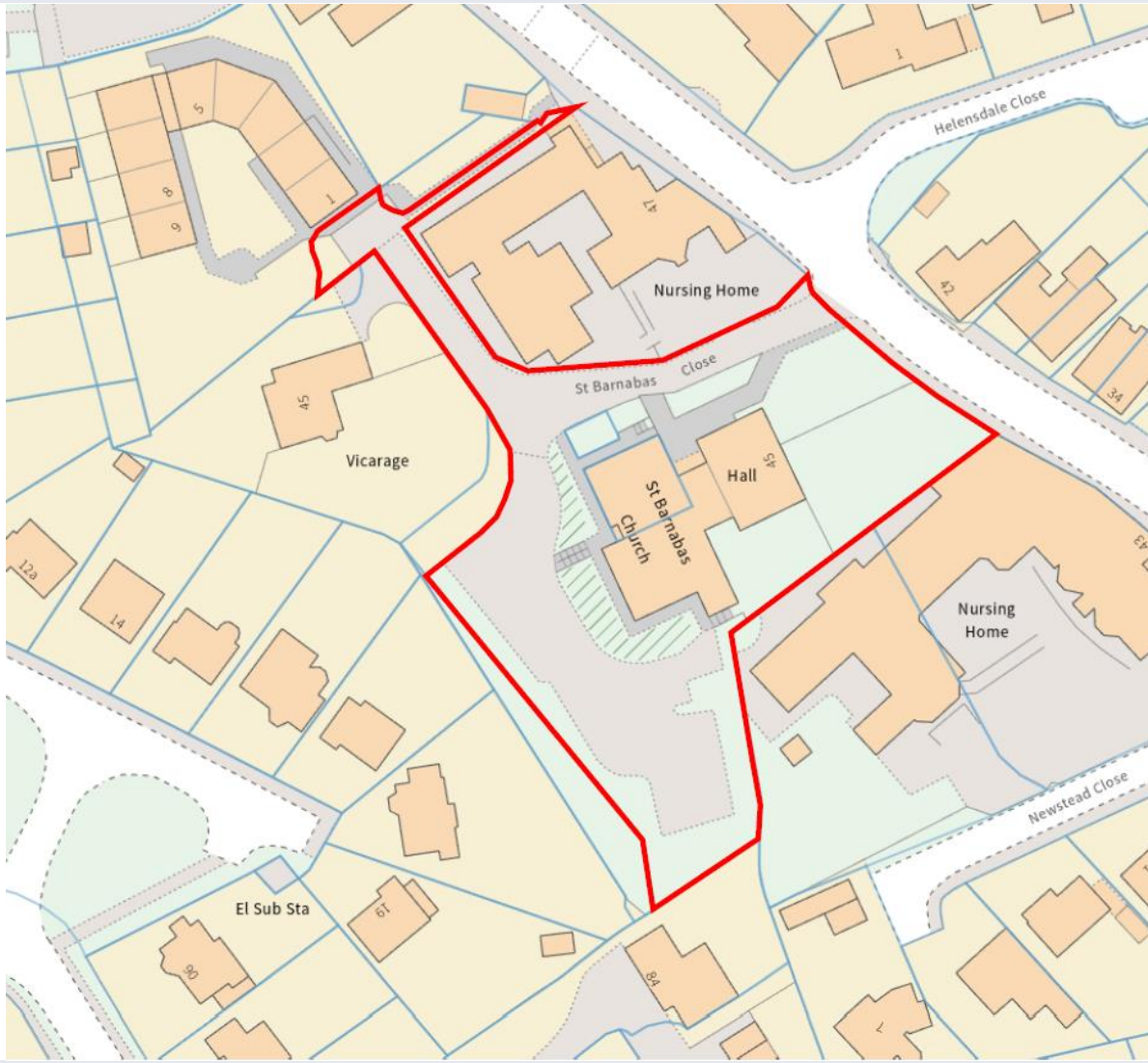
Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.





CONTACT

Lion Court
Broad Street
Leominster, HR6 8LE

John Amos FRICS FAAV
01568 610007
john@johnamos.co.uk

William Matthews BSc (Hons) MRICS
01452 880152
william.matthews@brutonknowles.co.uk

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