

Grade II Listed Church **FOR SALE**



5,364 Sq. Ft. (498.37 Sq. M.)

ST ANDREW'S CHURCH, CHURCH ROAD,
BRADFIELD, READING
RG7 6BT

14th century church available for a range of alternative uses
subject to planning

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is located in the centre of Bradfield Village adjacent to Bradfield College. Bradfield is located a short drive from Junction 12 of the M4, approximately 8 miles west of Reading and 10 miles east of Newbury.

Description

The church is of traditional build with brickwork and stonework with flint facings beneath a pitch clay tiled roof originally constructed in the 14th century with 19th century later additions. The church is Grade II* listed and lies within Bradfield Conservation Area. The extent to the premises to be sold as per the attached site plan.

Accommodation

	Sq Ft	M2
TOTAL	5,364	498.37
Excludes floor within bell tower		

Approx gross internal area (GIA)

Terms

The site is offered for sale by private treaty and prospective purchasers are invited to submit expressions of interest incorporating the following information:

- Proposed use
- Proposed financial offer
- Proof of availability of funds to meet made offer
- Details of alterations that will be made to the building.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT T.B.C.

Amenities

- Potential for residential development S.T.P.
- Attractive village location
- Suitable for a variety of uses S.T.P.
- Adjacent to Bradfield College

Energy Performance Rating

Not required for this property as it is a place of worship



Viewing and further information



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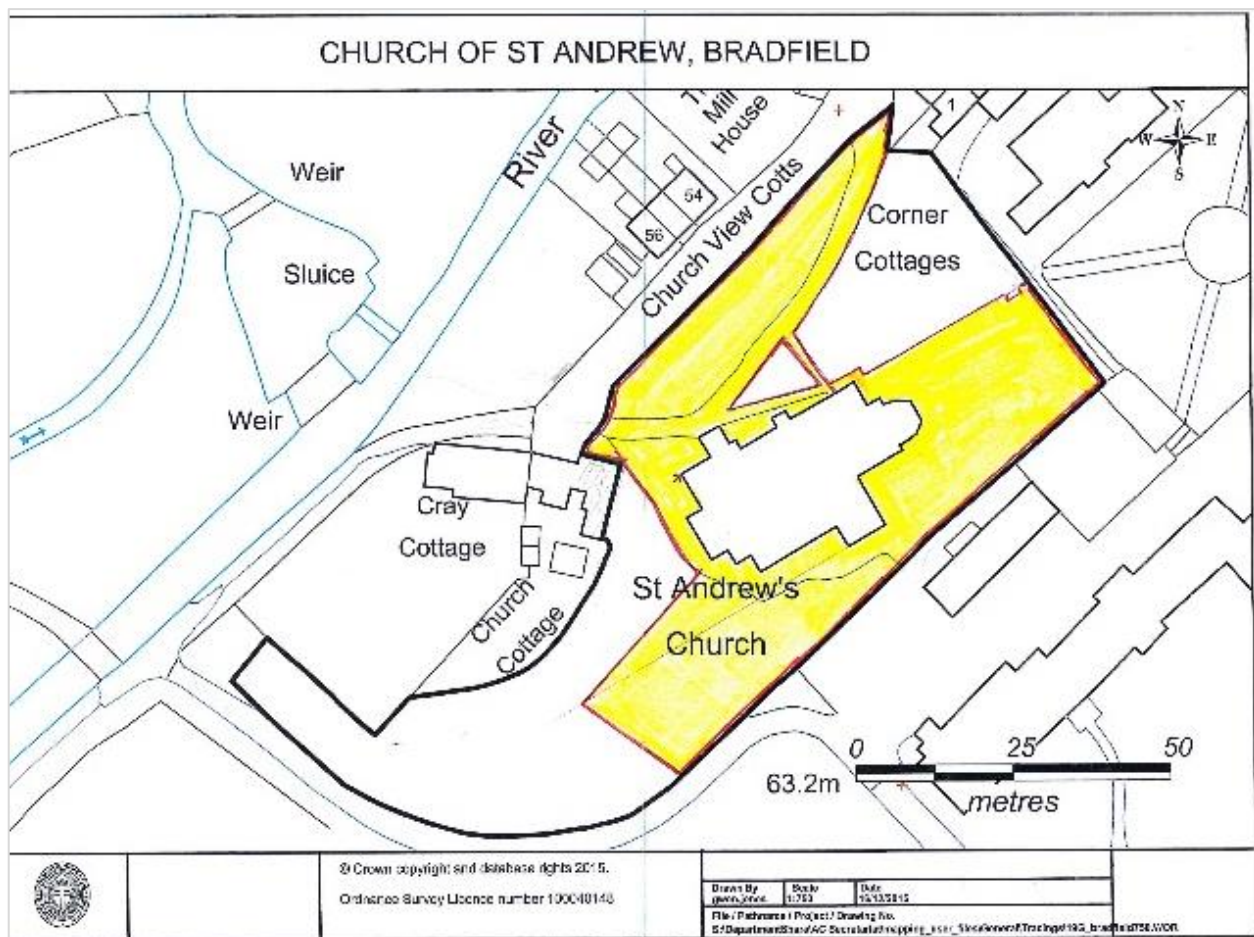


PROPERTY CONSULTANTS

Sale Conditions

The vendors will impose a number of restrictions on the purchaser by way of covenants. These will depend on the use for which planning consent is granted.

- The sale of the property will require a Scheme under the Mission & Pastoral Measure 2011 to authorise its sale and change of use.
- If used for religious, community or commercial use, there will be imposed a clawback overage provision should the use eventually change to a more valuable use, e.g. residential.
- If consent for a residential use is obtained then it will be restricted to one single family dwelling on the whole site.
- In all cases the vendors reserve the rights to approve all plans prior to planning or any alterations prior to work commencing.
- Wall and floor monuments and other permanent fixtures will be included in the sale and must remain within the building as part of the historic character and the listing.
- Pews and organ –may be included but the vendor reserves the right to remove them.
- Font-TBC
- Bells- these are of historic interest and the vendor reserves the right to remove them (at the vendor's expense)
- Graves and churchyard –rights will be reserved for families to visit



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