

# Potential For Residential Or Continued Community Use **FOR SALE**

**BEST BID DEADLINE  
OF MIDDAY  
FRIDAY 5<sup>TH</sup>  
OCTOBER 2018**



**1,872 sq.ft. (173.9 sq.m)** approx G.I.A.

3 Cabrera Avenue  
**Virginia Water**

Surrey  
GU25 4EZ

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Staines office 01784 473567



## Location

The church is situated within Virginia Water the popular commuter town positioned circa 0.3 miles from the Virginia Water train station and 6 miles south of Junction 13 M25.

## Description

A modern brick built Church which provides chapel, function hall, kitchen and toilet facilities. The church is in good order throughout and benefits from private car parking for approximately 6 cars as currently configured.

Externally the site comprises 1,378 sq.m (0.34 Acre) and is a mixture of hard standing and grass.

The site backs onto the Wentworth Estate.

## Planning Permission

The site is currently permitted as a place of worship. It is our opinion the site is well suited to redevelopment for at least two semi-detached residential properties.

No plans, applications or discussions have been had with the local authority in regard to the sites use.

Naturally the building is well configured for community use or indeed to remain as a place of worship.

## Terms

Offers in excess of £600,000 are sought for the freehold.

**Best Bids to be received no later than midday on Friday 5<sup>th</sup> October 2018.**

## Business Rates

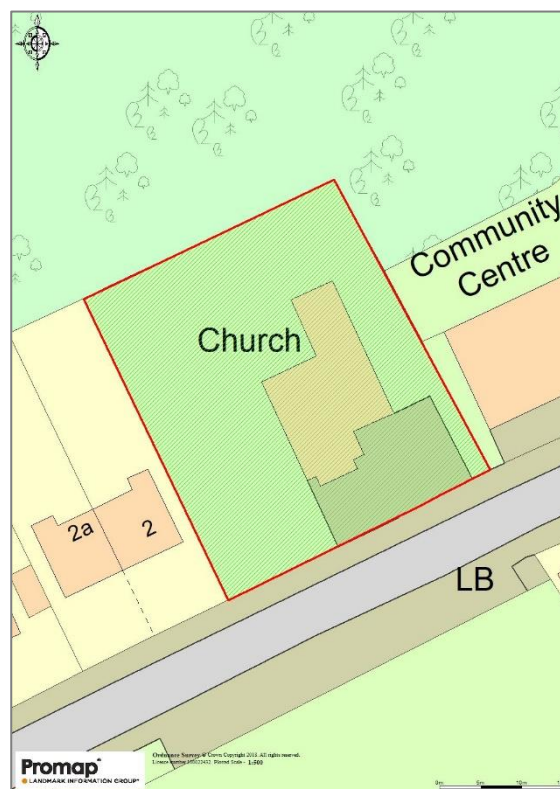
As the property is currently a place of worship we understand there are no business rates to pay.

## Legal Costs/VAT

Each party to bear their own professional and legal costs throughout the sale process.

## Viewing

Please note that viewings are strictly by appointment as the church remains in use.



## Viewing and further information



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