

Former St. Boniface Church

Belfield Road, Paignton, Devon, TQ3 3UZ





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**Former Chapel Premises (with Ancillary Rooms) on a Large Plot
Buildings Extending to Approx. 3,750 sq ft - Total Plot Approx. 2,300m² (0.56 Acres)
Situated in a Central Densely Populated Residential Area
Suitable for Many Continued Community Type Uses or Possible Redevelopment (Subject to Planning)
For Sale by Informal Tender: Offers Sought by 12pm (Noon) on Friday 18th October 2024**

LOCATION

St. Boniface Church is located on Belfield Road, a street of residential properties in the Foxhole/Kings Ash area of Paignton, South Devon. This suburban residential area is densely populated and well served by local amenities. Adjacent to the site is the Foxhole Community Centre and Kings Ash Academy.

The main arterial (ring road) route of the A380 is less than a quarter of a mile distant. Paignton town centre is approximately one mile away.

The former St. Boniface Church is a block and brick built flat roof chapel premises with associated ancillary parish rooms, constructed in the 1960's.

The site is accessed directly from the north side of Belfield Road to a level carpark for approximately 12 vehicles. The remainder of the site is mainly lawned and garden - slightly raised from road level and gently sloping north to south. There is an electrical sub station to the rear of the property.

The southwestern boundary of the property runs adjacent to the pedestrian access to the Foxhole Community Centre and adjacent playing field.

Ref No: 5013

Guide Price £250,000 - £350,000 Freehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





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USE COVENANT

The property is subject to an historic covenant restricting the site to use as a Church or Church Hall activities.

Discussions have taken place with the beneficiary of the covenant, and it is expected that offers received may be conditional upon amendment or release of the covenant, where necessary.

ACCOMMODATION

The accommodation comprises a main chapel/congregational area of approximately 3,750 sq ft.

TENURE

The property is being sold freehold. The freehold is subject to the long lease of the electrical sub station (99 years from 1961).

Otherwise, the property is to be sold with Vacant Possession.

MEHTOD OF SALE

The property is to be sold by way of Informal Tender.

Offers are invited by 12 Noon on Friday 18th October 2024.

Tender forms are available from Bettsworths upon request.

Offers made conditional upon receipt of planning consent will be considered.

RATEABLE VALUE & EPC

As a place of worship, the property is currently exempt from entry into the VOA Rating List and from Energy Performance Certification requirements.

VAT

We are informed that the property is not elected for VAT.

LEGAL COSTS

Each party are to incur their own legal costs in any transaction.

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

Given the open nature of the plot, parties perusing the outside of the site are requested to be polite and considerate in doing so.

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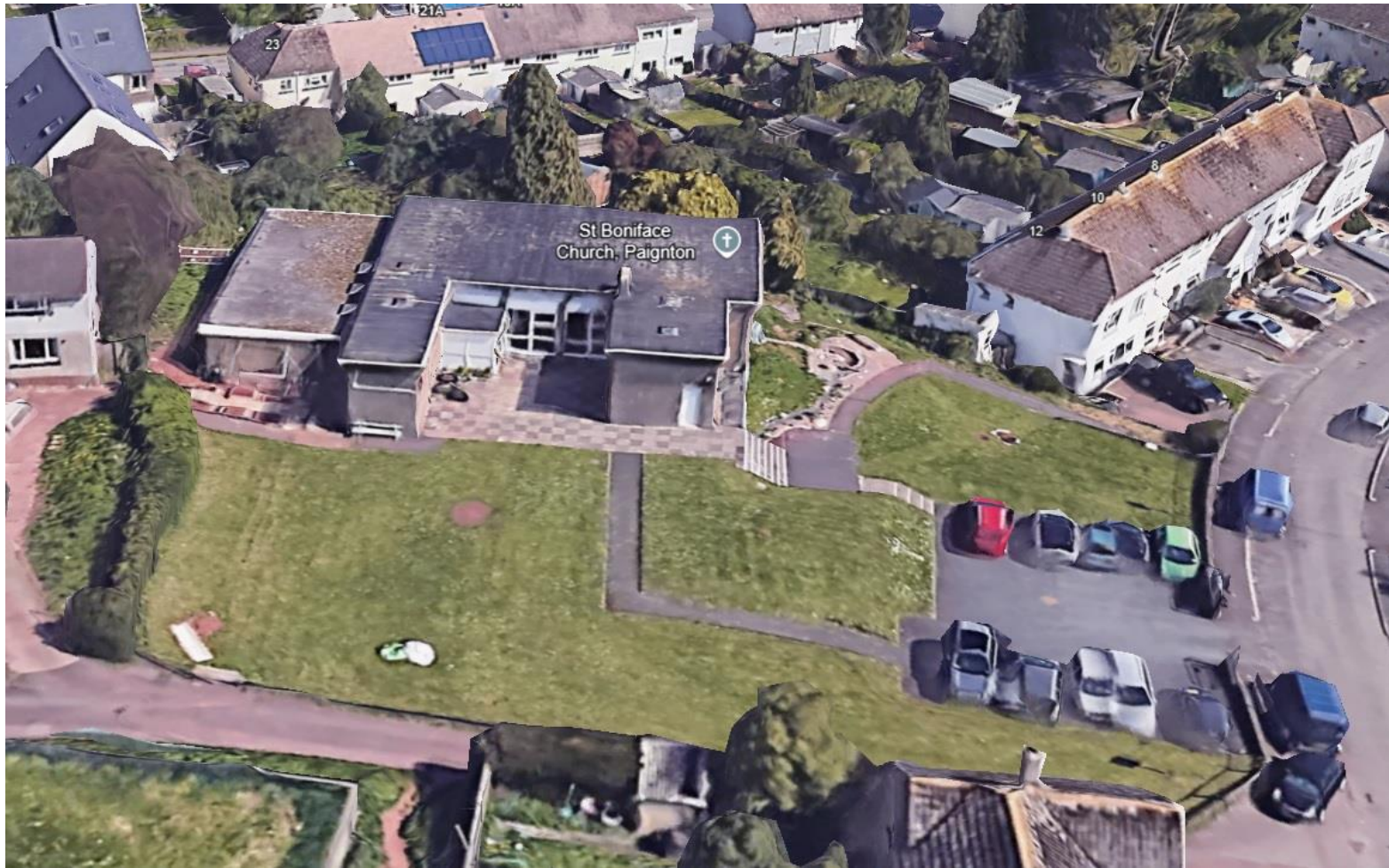
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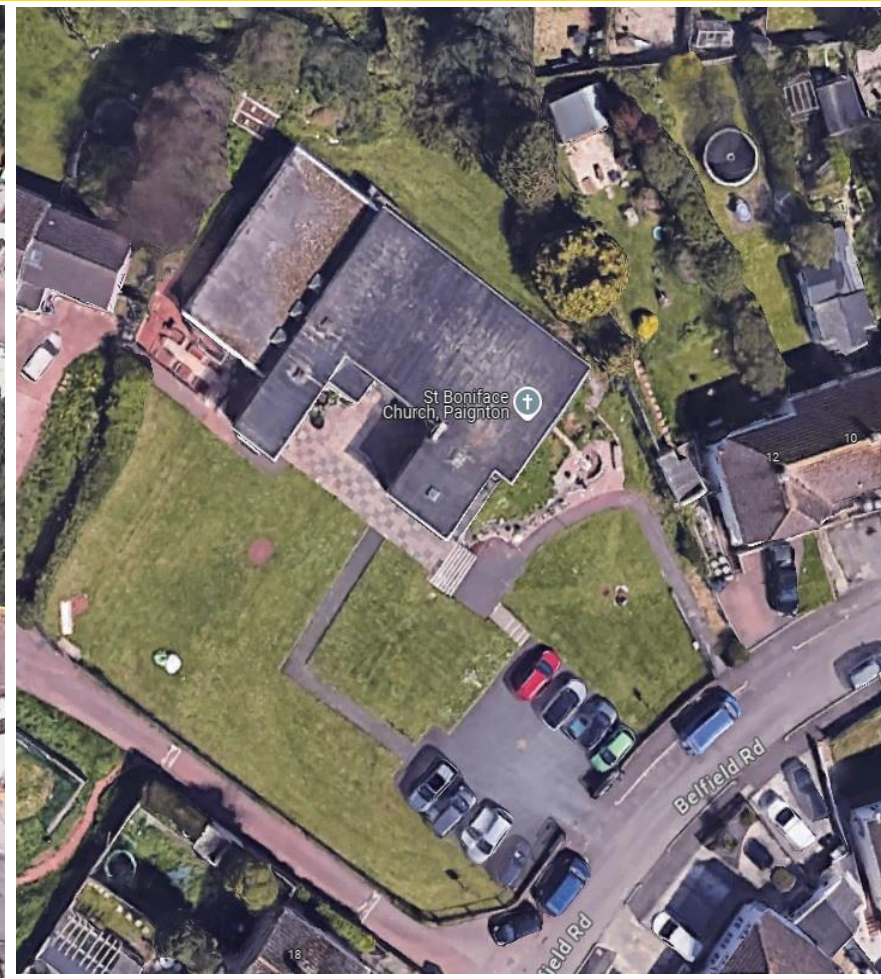
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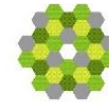


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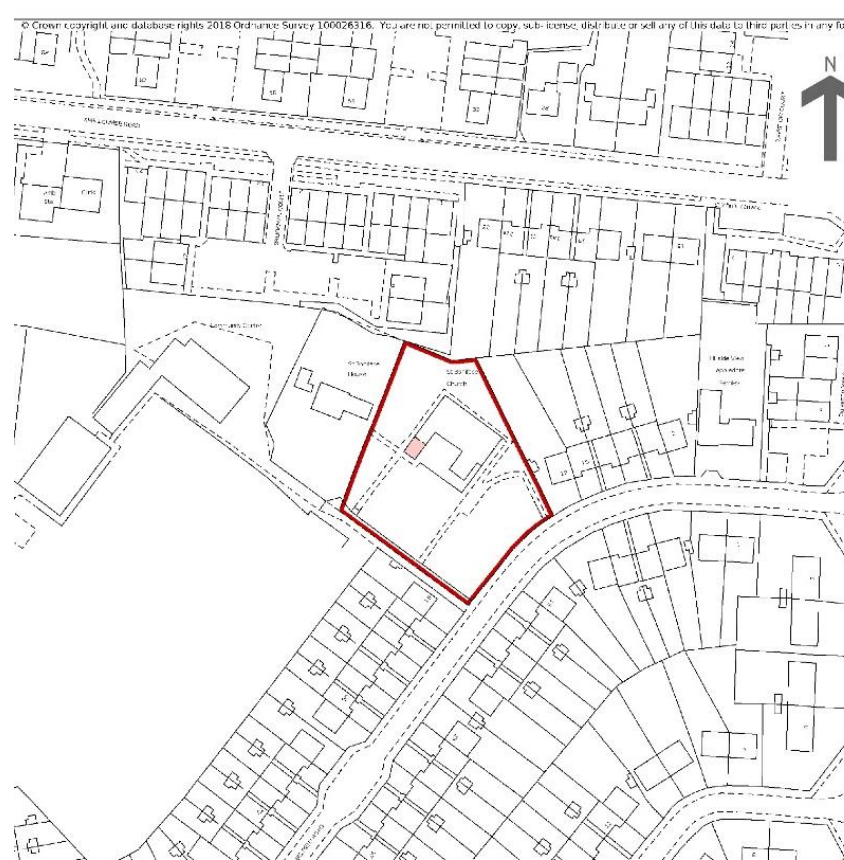
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HM Land Registry
Official copy of
title plan

Title number **DN693313**
Ordnance Survey map reference **SX8761SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Torbay**



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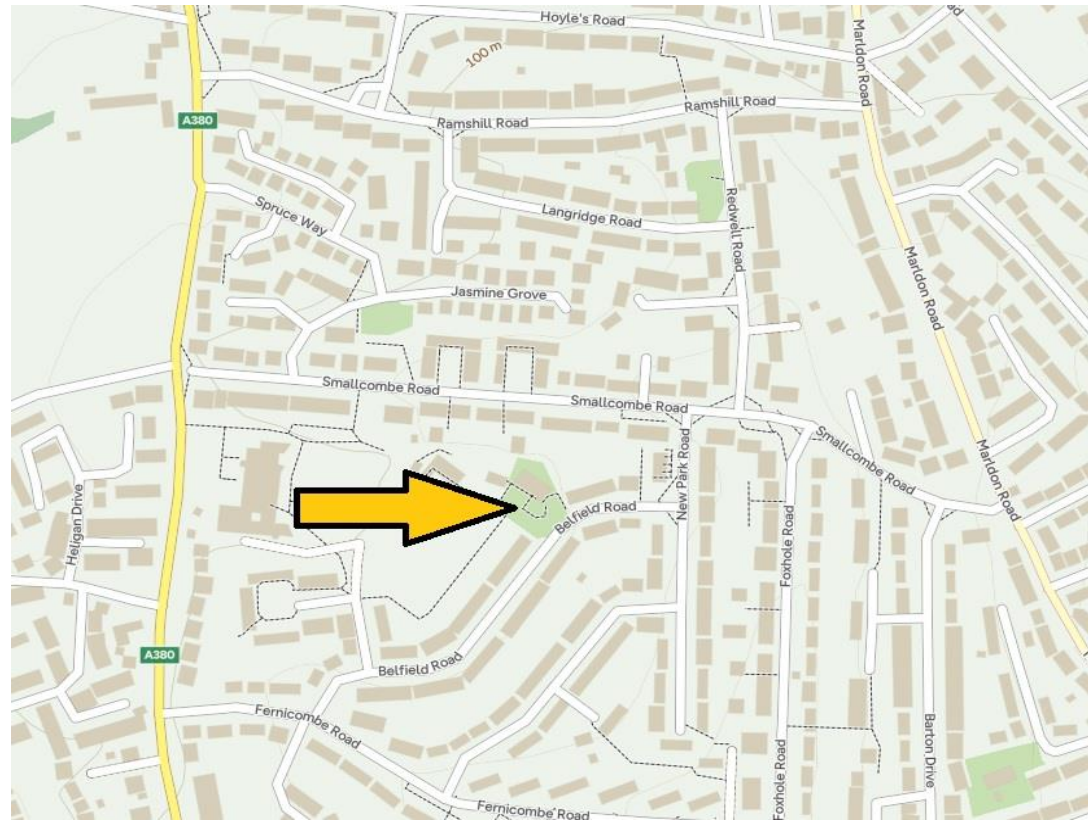
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www.bettesworths.co.uk
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TQ1 1BB



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