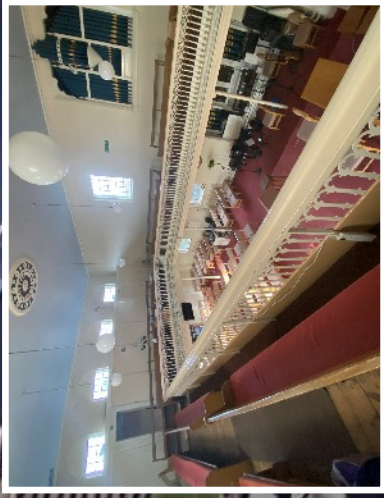


PRIME FREEHOLD PROPERTY - DEVELOPMENT / REFURBISHMENT OPPORTUNITY

FOR SALE

DUE TO RELOCATION TO NEW HOPE CHURCH DEVELOPMENT



EPC AWAITED

HOPE BAPTIST CHURCH CHAPEL STREET STOURBRIDGE DY8 1BZ

WALTON & HIPKISS



KIDDERMINSTER  
01562 519 777

STOURBRIDGE  
01384 392 371

HAGLEY  
01562 886 688

COMMERCIAL, LAND & NEW HOMES

**LOCATION** The property is prominently located in Chapel Street Stourbridge and a local landmark just off Worcester Street connected directly to the Stourbridge Ring Road and Town Centre. This location is predominantly residential in nature and part of the old street pattern of the Town. The location is close to all amenities and public transport.

**DESCRIPTION** The property comprise a standalone detached purpose built Church / Chapel building dating back to c.1836, we understand this was built as a Baptist Church. The building is located on the corner of Chapel Street and Hanbury Hill and is currently fully utilised. The Hope Baptist Church will be moving to a newly constructed Hope Centre underway in Stourbridge Town Centre at which point the building will be totally vacated.

**POTENTIAL** The property provides excellent opportunity for the following :

- Conversion to residential accommodation
- Education / Offices / Commercial
- Children's Nursery

We advise all potential purchasers to satisfy themselves regarding current or intended alternative uses of the property and seek planning consents as appropriate - Local Planning Authority - Dudley Metropolitan District Council.

**NOTE - LOCAL LISTING** - the property is on the Local list (Buildings of Local Historic & Architectural Importance for Dudley MBC - reference 15048 - dated September 1991 referring to the earlier Chapel in 1836 and a recorded on the OS map of 1881).

**ACCOMMODATION** The building provides accommodation over 2 floors with the ground floor predominantly as a two storey open Church / Worship Area with traditional layout . The remainder of the ground floor is offices, meeting rooms and facilities including kitchen and toilets.

The first floor provides a large fitted Hall and is used for Worship and events on a hire out basis. The remainder is set aside for storage, meeting rooms and offices with the large open balcony area above the main church.

The building is fitted with gas fired traditional central heating. The building has traditional single glazed metal casement windows predominately and a pitched tiled roof. The building has a small cellar

**TENURE** the Property is freehold. The Property is owned by a Charity - No 1174234 - Hope Baptist Church Stourbridge.

**PURCHASE PRICE OIRO £400,000** (Subject to Contract) - the pub equipment maybe available by separate negotiation. **NOTE - the pipe organ, fittings and furniture are excluded from the sale of the property.**

**LEGAL COSTS** Each party to pay all own costs in respect of this transaction.

**UTILITIES** We understand the property has all main services - not tested.

**INSURANCE** The Owner will maintain Buildings Insurance until completion of a sale.

**BUSINESS RATES / COUNCIL TAX** Prospective purchasers should confirm rates liability with the Local Authority. The Property is owned by a Charity - No 1174234 - Hope Baptist Church Stourbridge.

**VAT** We understand VAT will **not** be charged on the sale of this property.

**EPC** An EPC can be made available if required. This may not be required if the property is to be refurbished.

**VIEWING** Full inspection viewings can be **arranged strictly with the Agents.**

#### GENERAL TERMS

**VAT** will be levied on the purchase price.

**Services** - The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

**References / Funding** - The successful Purchaser will need to provide either a satisfactory bank reference and proof of funding

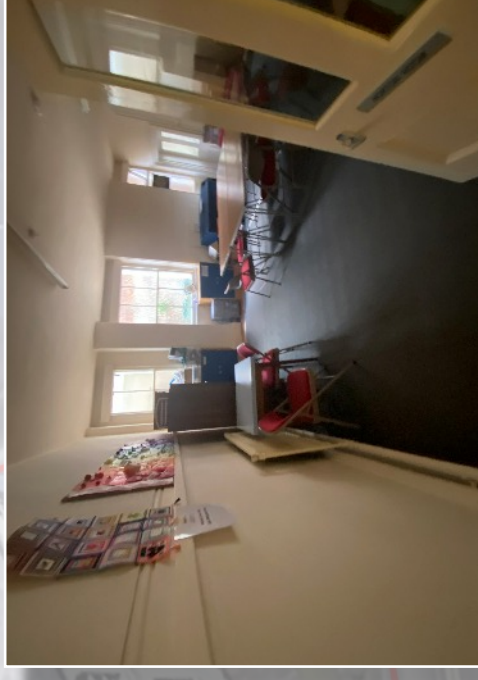
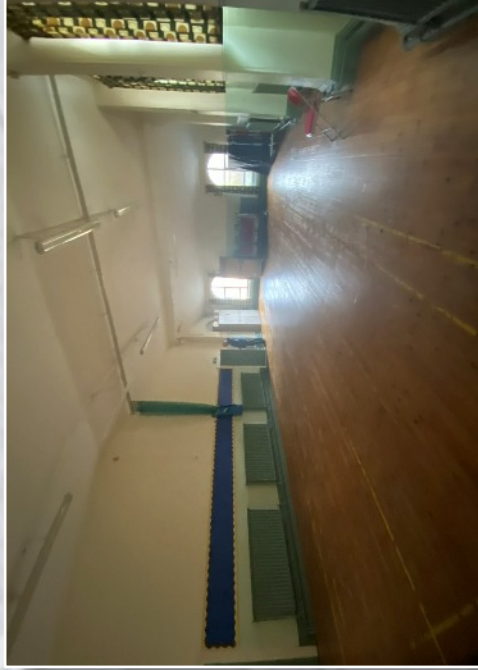
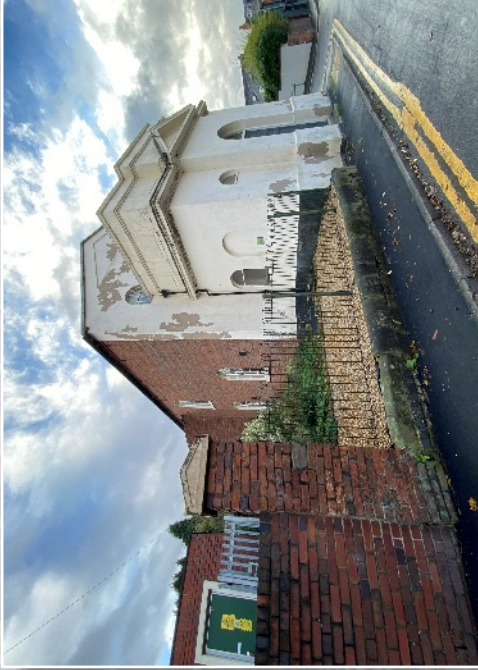
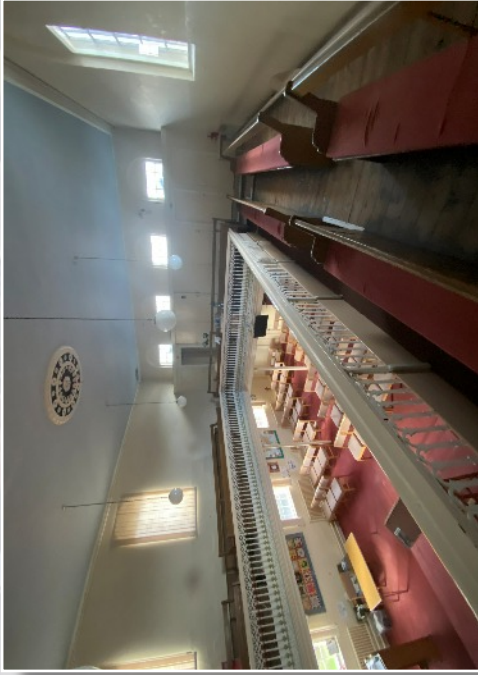
**Money Laundering** - The successful purchaser will be required to submit proof of identity, in accordance with money laundering regulations.

**Fixtures & Fittings** - Any fixtures and fittings not expressly mentioned within these particulars are excluded from the transaction.

**Areas & Dimensions** - All areas and dimensions are deemed to be approximate only.

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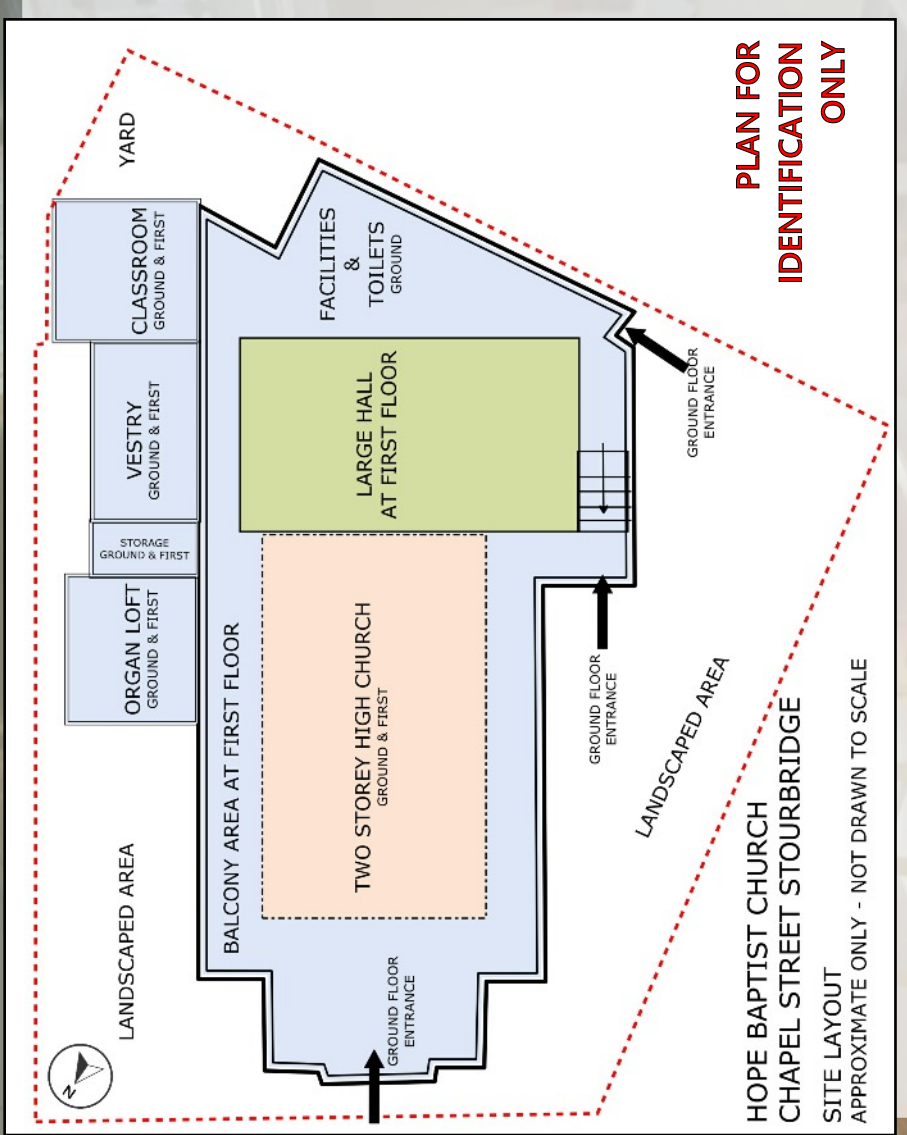




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... doth magnify the Lord  
... spirit has prepared in God my Saviour



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