

FOR SALE

GOSPEL HALL, 38 BARKERS LANE, BEDFORD, MK41 9SL



REFERENCE: AMP3771

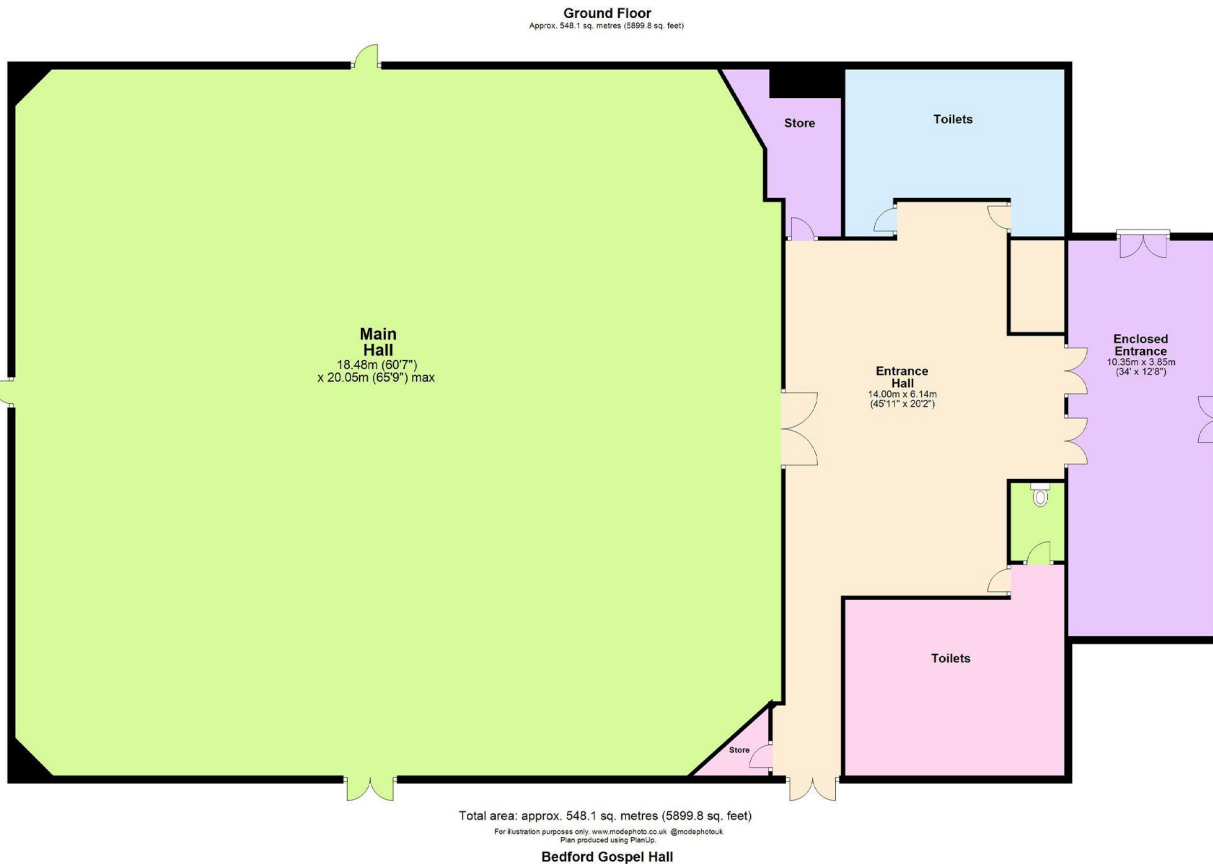
- ON A SITE AREA EXTENDING TO C.0.54 HA / 1.33 ACRES WITH RESIDENTIAL REDEVELOPMENT POTENTIAL (STPP)
- FORMER PLACE OF WORSHIP OFFERING F1 (FORMERLY D1) USE
- APPROX . 5,900 SQ. FT. INTERNAL AREA

- CAPABLE OF SEATING A CONGREGATION IN EXCESS OF 500 PEOPLE
- DEMISED PARKING FOR CIRCA 100+ VEHICLES
- BENEFITS FROM A POSITIVE PRE-APP FOR A RESIDENTIAL DEVELOPMENT
- LOCATED PROMINENTLY ON THE OUTSKIRTS OF BEDFORD TOWN CENTRE

ALEX MARTIN
COMMERCIAL
COMPASS
MAKING ALL THE RIGHT MOVES

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PLAN



LOCATION

The site is situated to the east of Barkers Lane in Bedford and measures approximately 0.54 hectares (1.33 acres). The site is bounded along the southern boundary by a tall hedge that runs parallel to Mountbatten Place. Approximately half of the site shares a common boundary with numbers 1-9 Chinnor Place to the north and the other half backs onto the Goldington Green Academies grounds. The eastern boundary is enclosed by a row of mature trees, beyond which is a public footpath and residential properties on Mitre Close. The site comprises the Meeting Hall situated adjacent to 9 Barkers Lane and the rest of the site accommodates circa 100 parking spaces. The surrounding area is predominantly residential in character and the site lies outside the Conversation Area. Access to the site is via a gated entrance from Barkers Lane.

The property is well positioned for access to local amenities including shops, transport links and local schools. Bedford town centre is approximately 1.5 miles away and benefits from extensive facilities throughout including train stations connecting the area into London and surrounding areas.

**FREEHOLD PLACE OF WORSHIP BENEFITTING FROM F1 (D1) USE
WITH CLEAR DEVELOPMENT POTENTIAL**

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DESCRIPTION



The property is a purpose built place of worship which was constructed in the late 1980s. The building comprises a main hall space, lobby meeting area, small office, toilet facilities for both male and female and a small storage cupboard. The main hall space is constructed 'in the round' and benefits from staged seating with a capability of seating in the region of 500 people at full capacity with significant scope for further expansion.

Externally, the property benefits from a large number of parking spaces which could be converted into a children's play area if necessary.



A recent pre-app response received from Bedford Council Planning dept (copy available on request), confirms that the principle of residential development on the site would be acceptable.

Whilst the building is currently utilised as a place of worship, it would also be ideal for a range of alternative uses including education, medical, childcare etc. - subject to necessary consents.

FREEHOLD PLACE OF WORSHIP BENEFITTING FROM F1 (D1) USE WITH CLEAR DEVELOPMENT POTENTIAL





PLANNING & DEVELOPMENT POTENTIAL

The consented use of the property is F1 (D1 - Non Residential Institutions) and would be ideal for continued use for education / place of worship.

The site offers clear development potential and benefits from a positive pre-app for residential development.

TENURE

The property is available by way of Freehold and is available with the benefit of vacant possession.

SERVICES

We have been advised that mains water, electricity, gas and drainage are available - these have not been tested by the agent.

It is recommended that purchasers' and their advisors' make the necessary enquiries for verification.

VAT

VAT is not applicable to the property.

FURTHER INFORMATION

Copies of floor plans and land registry title documents are available upon request.

METHOD OF SALE

Unconditional offers are invited in excess of £1,250,000 for the freehold interest with vacant possession.

The Vendor is a registered Charitable Organisation.

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FROM F1 (D1) USE WITH CLEAR DEVELOPMENT POTENTIAL**

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