

FOR SALE

Rowley Street, Stafford, ST16 2RH

Site Area: 363.20 sq.m (3,909 sq.ft)

BK Bruton Knowles

est. 1862



Plan is indicative and not to scale

www.brutonknowles.co.uk

CODE 5498

Rowley Street Church

LOCATION

The Property is located approximately 1.5 miles north of Stafford centre and is situated within a predominantly residential area, and is in close proximity to a variety of retail and commercial uses, primary school and Greyfriars Retail Park all within a 0.3 miles radius.

DESCRIPTION

The Property is a detached single storey building comprising worshipping area, vestry, church hall, kitchen, two storage rooms/offices, W/Cs and a cellar. There is pedestrian access from Rowley Street with on Street parking along Rowley Street.

TENURE

Freehold with vacant possession on completion.

VAT

The property is not eligible for VAT.

ACCOMMODATION

total site area 0.07 ha / 0.17 acres



SCHEDULE OF EXISTING FLOOR AREA

Building	GIA (Sq M)	GIA (Sq ft)
Worshipping Area (incl. Stage)	172.7	1859
Storage Room to the rear of Stage	23.6	254
Vestry	5.4	58
Church Hall	114.9	1236
Kitchen	13.7	148
Storage Room	24.3	261
Cellar/Storage Room	8.6	93
Total	363.2	3,909

SERVICES

It is understood that all mains' services are connected to the property. None of the services or appliances mentioned in these particulars have been tested. We recommend that prospective purchasers satisfy themselves on their condition, efficiency, and suitability as per their individual requirements.

EPC

The property is considered to be exempt of an EPC.

PLANNING

The Property may be suitable for alternative uses and/or redevelopment subject to planning. We recommend all interested parties to complete their own enquiries with the Local Planning Authority, Stafford Borough Council, on 01785 619337 / planning@staffordbc.gov.uk.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

OFFERS

Unconditional offers are sought in the region of £150,000 by 17:00 on Monday 27th June 2022. Submissions are to be made using the proforma which is available in the data room.

VIEWING

Viewing appointments available on request, by prior appointment with Bruton Knowles.

OVERAGE

The Vendor reserves the right to receive a future Overage being a percentage of the net increase in value created by planning consent over and above the base purchase price or part thereof.

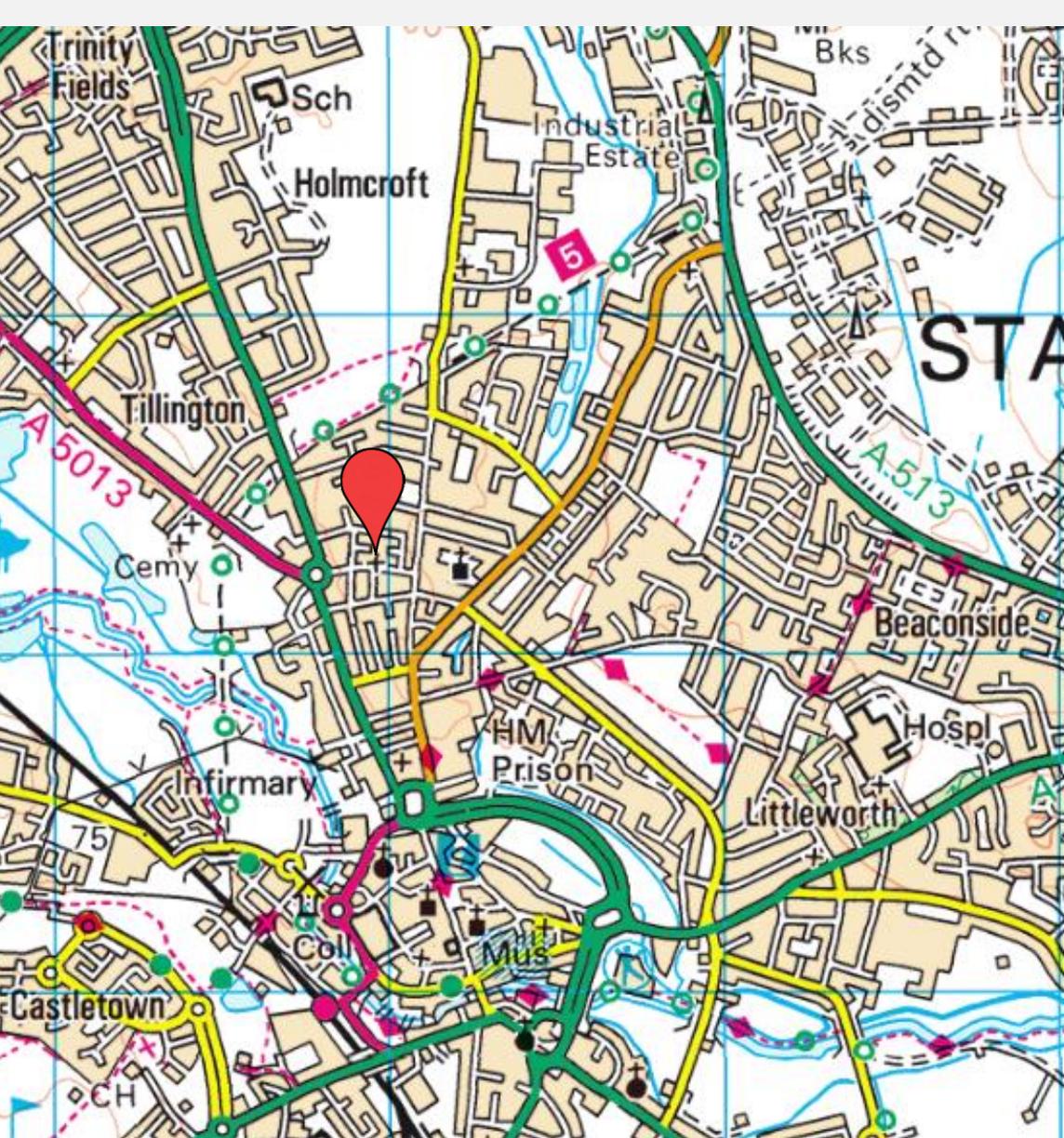
TECHNICAL PACK

Please contact the marketing agents at julie.mills@brutonknowles.co.uk (0121 200 1100) for access to the online data room which includes all relevant information to the site and property.

SUBJECT TO CONTRACT

MAY 2022

Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



CONTACT

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