



alder king

PROPERTY CONSULTANTS

On the instructions of Gloucester Diocese

FOR SALE

Church of St Matthew

Tewkesbury Road, Longford, Gloucester, GL2 9BE
2,718 sq ft (252.48 sq m)

- Accessible location
- Potentially suitable for alternative uses subject to planning
- Available with vacant possession

Location

The property is situated between Longford and Twigworth adjacent to Tewkesbury Road/A38.

The property is opposite the Oakwood Hotel (formerly Twigworth Lodge Hotel) and close to new housing developments at Twigworth.

The A38 at Longford provides access to the A40 (Northern Bypass/Golden Valley Bypass) and Junction 11 of the M5 Motorway.



M5



4.85 miles east

A40



1 mile south

Gloucester



2 miles

Tewkesbury



8 mile

Accommodation

Description

The property provides a closed detached church dating from 1842/1844.

The building is of a traditional form of construction with solid stone elevations incorporating stained glass windows under pitched timber frame roofs with tile coverings. The front section of the Church includes a bell tower with spire.

The property provides main tower entrance, nave, north aisle, chancel, organ chamber, vestry and store/boiler room.

The internal areas have solid floors, stone columns and arches, painted wall surfaces, pendant light fittings and exposed timber roof trusses.

The property will benefit from an access through the main churchyard gate.

The proposed boundaries will be within the temporary Heras fencing (position to be agreed).

The adjoining cemetery will remain open to the general public.

Services

We are advised that the property is connected to mains electricity only. There is no connection to mains water or drainage.

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Vestry, nave, north aisle, organ chamber and chancel (excludes boiler room)	2,718	252.48
TOTAL	2,718	252.48



Planning | Rates | EPC | Terms

Planning

The property benefits from established use within Class F1f (public worship/religious instruction) use.

The property is situated adjacent to a Listed War Memorial.

All interested parties should make their own enquiries regarding the existing and potential uses to the Planning Department of Tewkesbury Borough Council. Tel: 01684 295010.

Business Rates

There is no current assessment listed on the Valuation Office Agency website. A new assessment will be required.

Interested parties should make their own enquiries to Tewkesbury Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk.

Energy Performance Certificate

Place of Worship are exempt.

Terms

Sale of the freehold interest with vacant possession on completion.

The sale will include restrictive covenants and prospective purchasers should refer to the following guidance for further information:
<https://www.churchofengland.org/sites/default/files/2017-10/Guidance%20for%20purchasers%20and%20lessees.pdf>.

Guide Price

£100,000.

All offers will be reviewed by the Diocesan Mission and Pastoral Committee, who will make a recommendation to the Church Commissioners (Commissioners guidance is available on request).

Legal Costs

Each party is to be responsible for their own legal costs.

The purchaser will indemnify the vendor in respect of their reasonable legal costs in the event of withdrawing from the transaction following receipt of the contract.

VAT

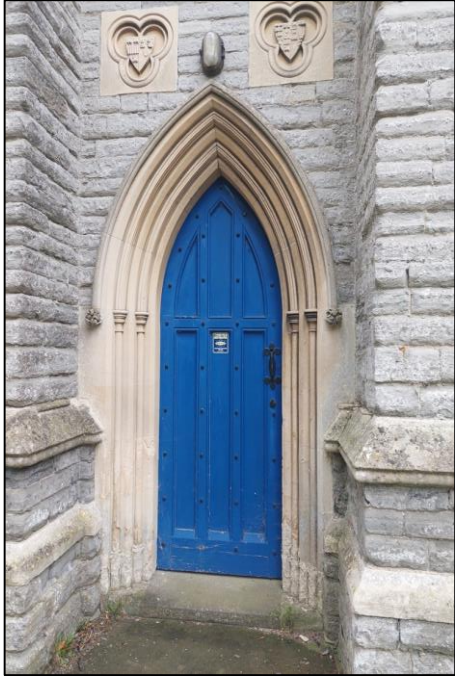
Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

ADDITIONAL NOTE

The vendor reserves the right to remove any of the stained glass windows, pews, font, wall mounted memorials and other furnishings and contents prior to completion.

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester
GL3 4AA

www.alderking.com

NOTE: ALL APPLICANTS WILL BE REQUIRED TO WEAR HARD HATS DURING A VIEWING

AK Ref: PJP/N93393

Date: November 2022

Subject to Contract



Philip Pratt

01452 627123

07831 774 640

ppratt@alderking.com



Giles Nash

01452 627135

07503 017 301

gnash@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.