

**DETACHED CHURCH IN POPULAR SEASIDE
TOWN**



**St Thomas Church
Minnis Road
Birchington
Kent
CT7 9NX**

Detached church on prominent corner plot

231.3 sq m (2,490 sq ft)

FOR SALE

- ▶ Unique opportunity
- ▶ Popular seaside town
- ▶ Potential for other uses or development, subject to planning
- ▶ Prominent corner plot of 0.133 hectares



Location

The property is located in the village of Birchington, on the north eastern coast of Kent approximately 20 kms north east of Canterbury. It is situated approximately 2 kms north west of the village centre fronting Minnis Road, one of the main routes from the centre of the village to the sea front, approximately 400 metres distance.

Description

This property comprises a detached church that was constructed in the 1930's positioned on a prominent corner plot.

The church is arranged with the main nave benefitting from a high vaulted ceiling and altar and apse. There is a single storey addition which includes the main entrance lobby into the church, a kitchen and a small storage area. There is also a rear lobby, cloakroom and external door and a small, enclosed chapel off the nave.

Externally, the church is set back from Minnis Road and within a relatively large rectangular shape plot that extends to approximately 0.133 hectares (0.33 acres).

The accommodation comprises a gross internal area of approximately 231.3 sq m (2,490 sq ft).

Tenure

The freehold is available for £300,000.

Our client is seeking unconditional bids but in the event of a change of use or planning consent for development, overage of 50% in any uplift in value would be payable for a period of 50 years.

Conditional bids may be considered.

Business Rates

The property is currently exempt from business rates liability.

Planning

We assume that the property has a permitted planning use within Class F1, as defined by the Town & Country Planning (Use Classes) Order 1987 (as amended in 2020). Within this Use Class, the property can be used for education, the display of art, as a museum or as a public hall/library.

Other uses would require planning consent and the prospective purchaser should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable and if any further planning restrictions apply. Please note that the land surrounding the church is allocated as 'Open Space' in the Birchington Neighbourhood Plan.

Legal Costs

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

EPC

The property has an energy performance rating of F140. This can be improved with the updating/replacement of the gas fired heating system.



Viewing

By appointment, please contact:

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