



Lane End Methodist Church

Description

The building is constructed in brick and flint under a slated roof. It was built in 1866. A vestry was added to the rear at the end of the 19th century.

A former first floor gallery has been converted into a meeting room/classroom. There is a small garden area to the front with pedestrian access from the road through a gate in a brick arch



ON THE INSTRUCTIONS OF THE METHODIST CHURCH

A LOFTY AND IMPOSING FORMER CHURCH BUILDING
IN THE CENTRE OF THE VILLAGE

THE METHODIST CHURCH
THE ROW, LANE END
BUCKS, HP14 3JR

FOR SALE BY FORMAL TENDER

Location

Lane End is a medium size village 5 miles from High Wycombe. It has a selection of local shops, restaurants, public houses, a village school and village hall.

Accommodation

The overall internal area of the main building is 1450 sq.ft./135 sq.m (excluding the first floor section). This is 21 ft. (5.4m) to the eaves and 28 ft. (8.6m) to the ceiling (excluding the first floor section).

The vestry is 178 sq.ft. (16.5 sq.m). The first floor internal area is 445 sq.ft. (41.5 sq.m). The front garden area is 48 ft. deep (14.7m).

Planning

Churches are within use Class D1 encompassing:

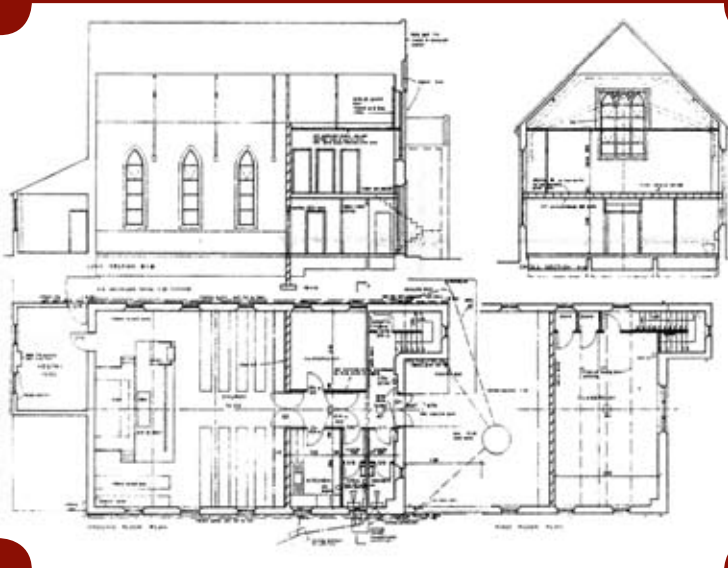
Places of worship, church halls, clinics, health centres, day nurseries, consulting rooms, museums, public halls, libraries, art galleries, exhibition halls, non residential education and training centres.

Planning permission for change of use to residential or commercial would be required.

Enquiries should be made to:- Wycombe District Council, Quenn Victoria Road, High Wycombe, Bucks, HP11 1BB. 01494 461000 www.wycombe.gov.uk

Any application for change of use would need to show there was no need for the building to be retained in community use.

A letter from Wycombe District Council is included on the CD



Note: the organ may be removed by the vendors

Title

The property is freehold registered title
BM 332867

Method of sale

The sale is by formal binding tender. This involves exchange of a binding contract on acceptance of a tender. Applicants should consult their solicitors at an early stage before submitting tenders. The forms of tender are to be submitted to the Agent's Wendover office by noon on Thursday 19th March 2009.

Documentation

Copies of various documents including conditions of sale, seller's information form, local searches, copy title, letter from Wycombe Planning Office and arrangements for submitting the tenders are contained on the attached CD.

The vendor's solicitors are Messrs Reynolds Parry Jones,
10 Easton Street, High Wycombe, Bucks, HP11 1NP
Phone Number: 01494 525941 DX: 4407 High Wycombe
FAO Miss. G. Humphreys
Email: gillian.humphreys@rpj.uk.com

Paper copies of the documentation can be obtained from them if required on payment of £117.50

CD

Further Enquiries

C. J. Pallet FRICS, tel: 01296 484635

c.pallet@christopherpallet.com

Viewing

By appointment with the agent.

Property Misdescription Act

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person in the employment of Christopher Pallet has any authority to make or given any representation or warranty whatever in relation to this property.



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