

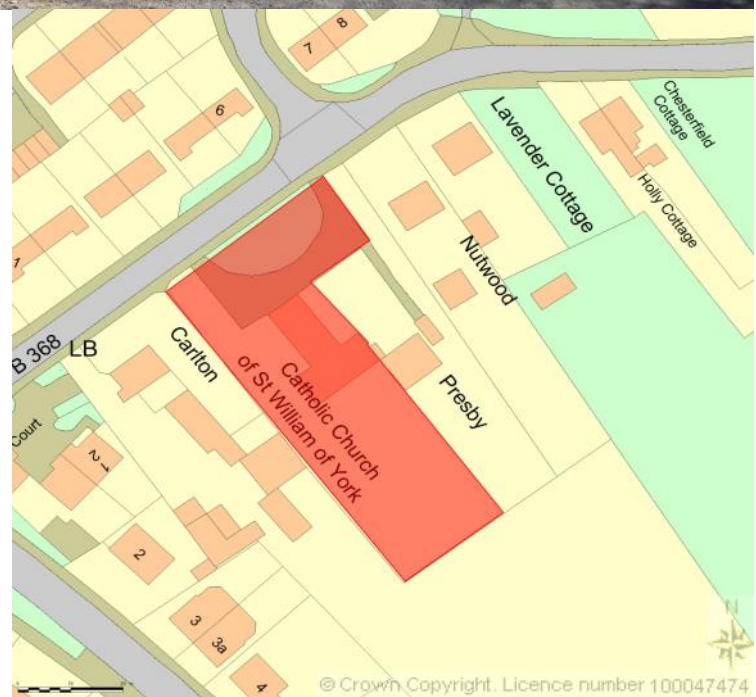


**DOWNING
ASSOCIATES**

*SEND - Former St William of York RC Church,
Send Marsh Road, GU23 7DQ*



- Freehold with vacant possession
- Existing D1 Consent, Potential for a variety of uses subject to planning and conversion/extension
- GIA 172.69 sq m (1859 sq ft) situated in grounds of 0.5 acres
- Offers in the region of £500,000 for the Freehold Interest



www.downing-associates.co.uk

Tel: 01483 454141

Fax: 01483 454141

Howard Buildings
69/71 Burpham Lane
Burpham, Guildford
Surrey
GU4 7NB

SEND—Former St William of York RC Church

Location

Send is an affluent commuter village situated 4 miles north of Guildford, 6 miles southwest of Junction 10 of the M25 which is accessible via the A3. The property is situated in Send Marsh Road, very close to the junction with Send Barns Lane (A247)

Description

The property comprises a former Church building with accommodation predominantly on the ground floor level although there is a small galleried area

There is the potential to extend the building and/or construct a mezzanine floor, subject to planning.

Accommodation

The subject property is situated in grounds of approx. 0.5 acres (0.2 ha.) and benefits from substantial parking at the front and considerable amenity land at the rear.

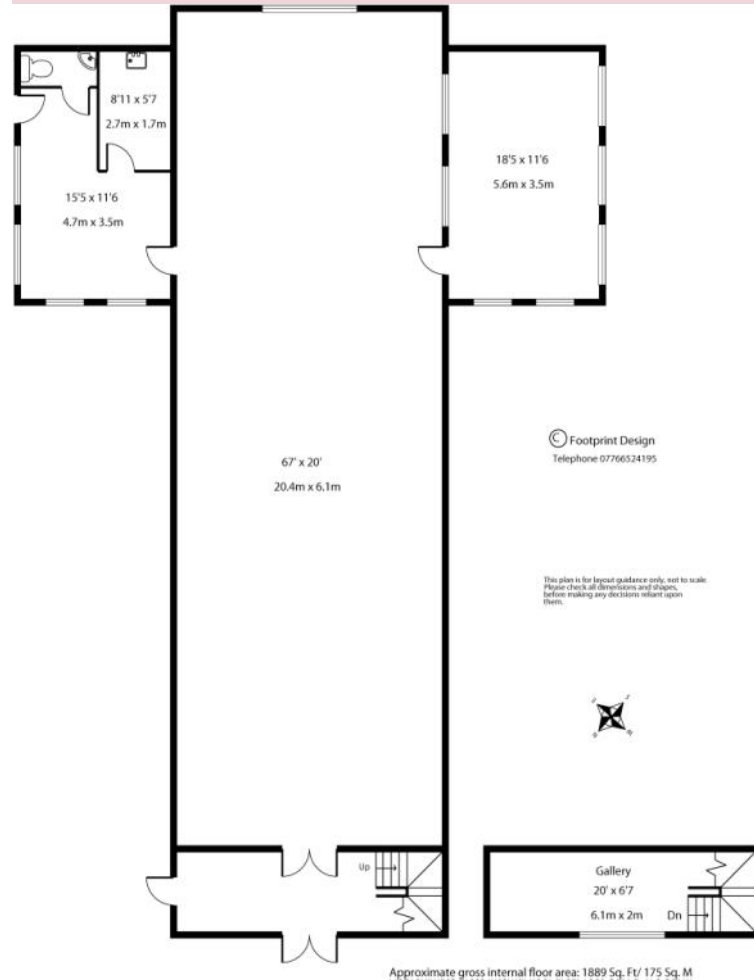
GIA	Sq M	Sq Ft
Ground floor	160.49	1727
First floor	12.20	131
Total	172.69	1859

User

The previous use of the premises was as a Church deemed to be within Class D1 of the Use of Classes Order. We believe there is potential for a change of use and/or extensions of the existing property but interested parties should make the necessary enquiries with Guildford Borough Council.

Price

We are seeking offers in the region of **£500,000** for the benefit of the freehold interest. with full vacant possession



The Presbytery

This 3 bedroom house is also available either combined with the former Church premises or separately. Full details and price available on request.

Inspection

Strictly by appointment via the joint agents

Nick Downing
Tel: 01483 454140
Email: nick@downing-associates.co.uk

Or

Butters Associates Tel :01784 472700

MISREPRESENTATION ACT

These particulars are set out as a general online only for guidance of intended purchases. Measurements are approximate and for guidance only. The agents and vendor take no responsibility for any error, mistakes or omission in these details. These particulars do not constitute an offer contract and members of the agents firm have no authority to make any representation or warranty in relation to this property. All prices and rents are exclusive of rates service charge and VAT if applicable.

These particulars are set out as a general online only for guidance of intended purchases. Measurements are approximate and for guidance only. The agents and vendor take no responsibility for any error, mistakes or omission in these details. These particulars do not constitute an offer contract and members of the agents firm have no authority to make any representation or warranty in relation to this property. All prices and rents are exclusive of rates service charge and VAT if applicable.