



Timothy Lea & Griffiths

Estate Agents & Lettings Agents

**Friends Littleton Mission
Shinehill Lane
South Littleton
Evesham
Worcs.,
WR11 8TP**

A Victorian former Quaker Meeting House, the Mission Hall is offered for sale for use as a community facility. Currently comprising main Entrance Hall, Large Community Meeting Room, Further Inner Hall and Meeting Room, Kitchen, Cloakroom facilities, Outhouses, Garden. Some off street parking available. All mains services available for connection.

Price: £100,000





Timothy Lea & Griffiths

Estate Agents & Lettings Agents

The Mission Hall is being offered for sale by the Banbury & Evesham Area Quaker Meeting Charities. The present situation, the Mission Hall has not been used for approximately 10 years and is being offered for sale for use by the community. There are a number of alternative uses suitable for the building but this is subject to complying with the planning application process and the required conditions.

UPLIFT

The Vendors are prepared to sell the property for use as a "Community facility" but in the event that the building obtains change of use to be converted for commercial or residential use the Charity would benefit from an uplift of 50% in the value of the sale price.

GROUND

ENTRANCE HALL Double doors opening into entrance hall way, with quarry tiles and patterned floor. Built in cloaks cupboard, window to side and double half-glazed doors opening into

MEETING ROOM 38' 3" x 23' 5" (11.66m x 7.14m) Three windows on each side with top opening fan lights. Half wood panelled to daydo height level. Coat rails with coat hooks and raised platform with speakers dais. Herringbone woodblock flooring and four gas fired space heaters. Strip lights to the ceiling and exposed roof trusses and panelled ceiling. Door opening into

REAR HALL 23' 11" x 16' 0" (7.3m x 4.88m) two matching windows to the main hall and a gas fired space heater

and side door giving access to the rear of the property.

KITCHEN 9' 2" x 9' 10" (2.8m x 3.0m) Range of fitted kitchen units comprising draw and cupboard base units, laminated work surfaces and single drainer stainless steel sink unit. Door giving access to garden and window side.

FURTHER KITCHEN AREA two cloakrooms with separate WCs and wash basin. Rear entrance hall with door opening on to rear garden and a storage area.

OUTSIDE To the front of the property there is an iron railing fence with pedestrian access to the one side and double gates allowing off street parking and access to the rear if required. Front lawn area and pathway leading to main entrance door to the hall and side entrance.

To the rear of the property there is a small grassed lawn garden area.

GENERAL INFORMATION

Fixtures & Fittings

Only the items specifically mentioned in the particulars are included in the sale price.

Viewing

Strictly by prior appointment through Timothy Lea & Griffiths (01386) 442255

Anti-Money Laundering

We are now required by HM Customs and Excise to verify the identity of all purchasers and vendors, as such, should you wish to proceed with the purchase of this or any other property, two forms of identification will be required. Further information is available from ourselves.





Timothy Lea & Griffiths

Estate Agents & Lettings Agents

N.B. Whilst we endeavor to make our sales details accurate, if at any point there is anything of particular importance to you, please contact us where we will be pleased to check the information. Please do so, if you are travelling some distance to view the property. These particulars are not to form part of a sale contract and may be subject to errors and/or omissions. The Agents have not verified the property's structural integrity, ownership, tenure, acreage, planning/building regulations' status, square footage, or the availability/operation of services and/or appliances. The property is sold subject to any rights of way, public footpaths, wayleaves, covenants and any other issues or planning/building regulations' matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this Firm's employment has the authority to make or give any representation or warranty in any respect.



www.tlgea.com

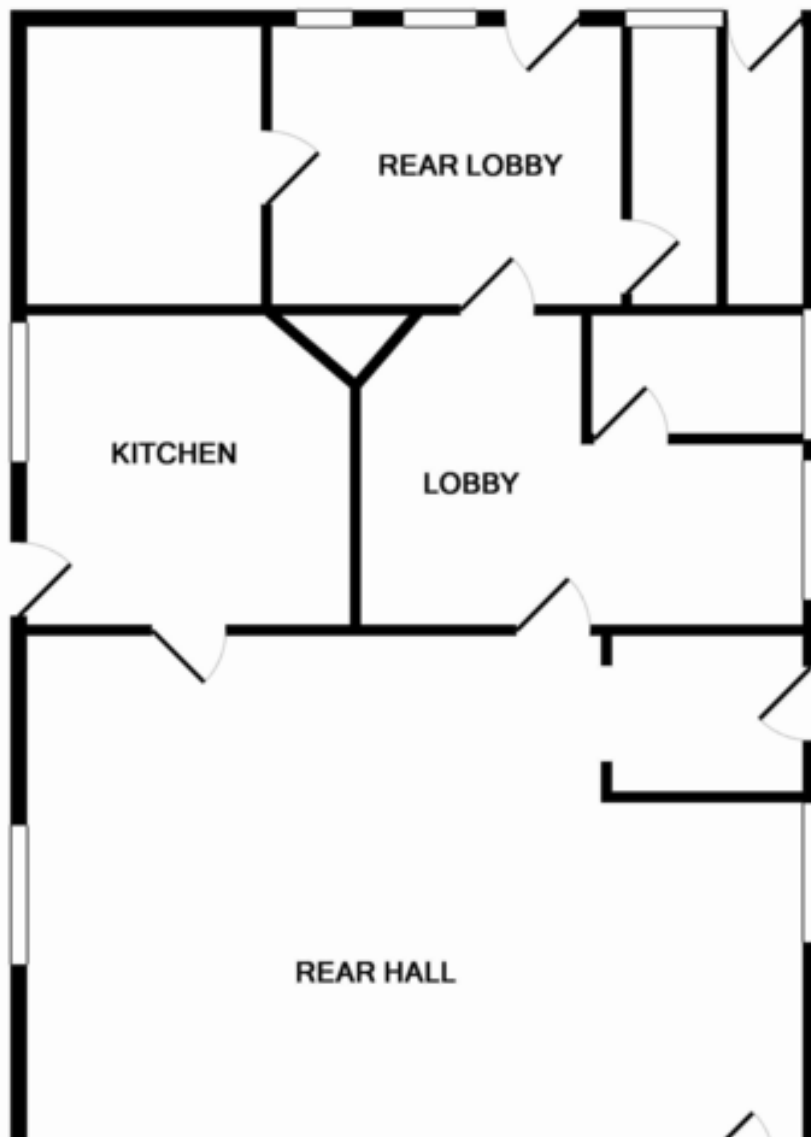
Evesham: 1 – 3 Merstow Green, Evesham, Worcs. WR11 4BD Tel: 01386 442255 sales@tlgea.com
Commercial: 6 Abbey Lane Court, Abbey Lane, Evesham, Worcs. WR11 4BY Tel: 01386 765700 commercial@tlgea.com



Timothy Lea & Griffiths

Estate Agents & Lettings Agents

%epcGraph_c_1_40%



www.tlgea.com

Evesham: 1 – 3 Merstow Green, Evesham, Worcs. WR11 4BD Tel: 01386 442255 sales@tlgea.com
Commercial: 6 Abbey Lane Court, Abbey Lane, Evesham, Worcs. WR11 4BY Tel: 01386 765700 commercial@tlgea.com