

Hamstall Ridware Gospel Hall



Church Building To Let



Church Growth Trust
1 Manor Farm Barns
Baines Lane
Oakham
Rutland
LE15 9HP

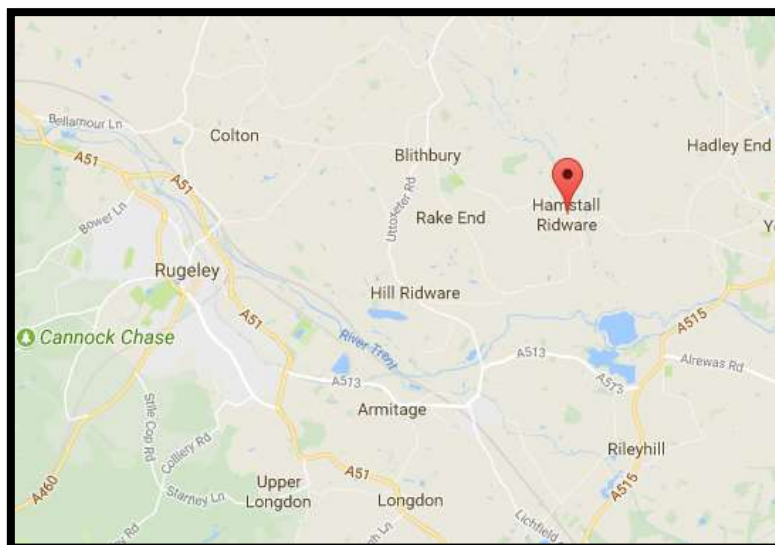
Hamstall Ridware Gospel Hall, Blithbury Road, Hamstall Ridware, Rugeley, Staffs WS15 3RR

General Situation

The church building was purpose built in the 1950s for a Brethren Assembly and has been occupied by an evangelical church since then. Meetings of the present assembly stopped at Christmas 2016. The property is available for gospel use and Church Growth Trust are keen to find an organisation to continue the gospel witness in the locality.

Location

The property is located in the heart of a small village between Yoxall and Rugeley. There are a number of small villages nearby, known collectively as the Ridwares. Rugeley is about 6 miles/15-20 minutes drive away to the west and Yoxall is 3 miles/just over 10 minutes drive to the east. Lichfield lies about 9 miles/20-25 minutes drive to the south. The new residential area on the edge of Burton near Tatenhill is a similar distance away. There are primary schools in Hill Ridware, Yoxall, King's Bromley, Barton-under-Needwood and Rugeley, with secondary schools in Rugeley and Barton-under-Needwood.



Description

The building is single storey modern construction and on the same level. It is well located in the heart of the village. The toilets are located externally, but there are no accessible toilet facilities or wheelchair access to the main hall.

The main hall could seat about 50-60 people and there is a small kitchen. A floor plan is shown below. The attached photographs give an idea of the accommodation.

There is a good size car park (12-14 cars parked at an angle) to the rear together with room for two cars to the front.

Condition

The property is generally in fair condition, but there are a number of areas that will require some immediate attention including:

- a. The fixed wiring needs to be checked.
- b. There is no ramped access to the building and there are no accessible toilet facilities in the building.
- c. External decoration to timberwork and repair of window sills will be needed.
- d. The boundaries to the front and side of the property have become damaged and overgrown.

Church Growth Trust would want to support any organisation taking on the building and would discuss how to fund the above and any other works that they may want to include.

Planning

The property was built in the 1950s and has been used as a place of worship (D1 Use Class) ever since. It is located within the Hamstall Ridware Conservation Area.

Tenure

The property is to be let as a whole, initially for a term of between two and five years. A longer term may be considered if a tenant is prepared to invest in the property. Normally the lease will be excluded from Part II of the Landlord and Tenant Act 1954 (this means the tenant will not have an automatic right to renew the lease) but this can be the subject of negotiation. The tenant will be responsible for all repairs to the property. The building is insured under a block policy and the tenant pays the Landlord the proportion due for the property.

A copy of Church Growth Trust's standard tenancy agreement can be obtained from the office.

Rent

The property would normally be let at a rent which is set at 40%-2/3rd of market rent. We would however set the level of rent after discussions with the potential tenant, bearing in the mind the particular circumstances of the organisation and the nature of the outreach work to the local community. It would also depend on the level of repairs and improvements to be carried out by the tenant at the outset.

Viewing

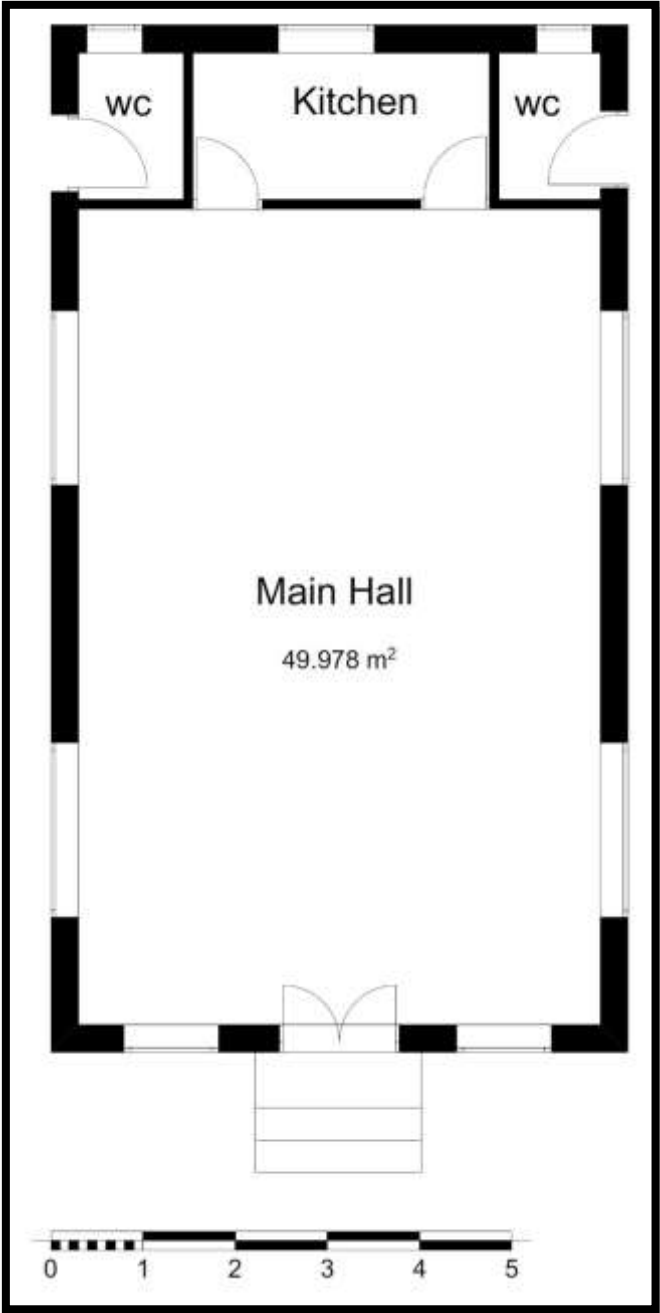
Viewing arrangements should be made through Chris Smart on telephone 01543 472330

Should you require any further information with regard to the above property, please do not hesitate to contact:

John Duffield
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1 Manor Farm Barns
Baines Lane
Seaton
Oakham
LE15 9HP

Tel: 01536 647163 or 07970 143871
Email: john.duffield@churchgrowth.org.uk

Floor Plan



APPENDIX – PHOTOGRAPHS

Photo 1 – main entrance



Photo 2 – rear view



Photo 3 – side view



Photo 4 – main hall



Photo 5 – main hall



Photo 6 – kitchen

