



## FOR SALE

Christ Church  
School Street  
Sudbury  
Suffolk  
CO10 2HA

### Attractive Former Church

- Well located close to town centre and free public car park
- Potential for a variety of uses, Subject to Planning
- Grade II listed
- 507.50 sq m (5,463 sq ft)
- Guide price - £650,000

## Location

Sudbury is a busy market town located approximately 15 miles north west of Colchester and 14 miles from Bury St Edmunds. The town is well located on the junction of the A131 and A134 which provides access to Bury St Edmunds to the north and Chelmsford to the south.

The property is located on the eastern side of School Street within the town centre and a short walk from the main shopping parade.

A free public car park (Stour Street) with 39 parking spaces is located opposite the property.

## Description

The property comprises a grade II listed early Victorian brick and slate former congregational church constructed in 1838 with later Gothic extension in 1891. There are more modern additions which provide a church hall (Friar's Hall) with toilet, kitchen and office facilities and a further community space (The Harper Room).

The main hall has plastered walls and a high vaulted ceiling with exposed painted timber trusses along with fixed timber pews and a painted timber-fronted balcony on three sides.

There is a small basement which houses the boiler which has accessed from the side entrance to Friars Hall.

The accommodation extends to a main hall, meeting room, kitchen, offices, community room, lobby and toilets.

The property contains a Conacher pipe organ which is understood to have been recently restored.

## Accommodation

The property has the following approximate floor areas:

Entrance Foyer	45.60 sq m	491 sq ft
Main Hall	212.60 sq m	2,288 sq ft
Balcony	78.90 sq m	849 sq ft
Church Hall (Friar's Hall)	135.70 sq m	1,461 sq ft
Kitchen	34.70 sq m	374 sq ft
<b>Total</b>	<b>507.50 sq m</b>	<b>(5,463 sq ft)</b>

The site extends to approxiamtely 0.076 hectares (0.1878 acres)

## Services

It is understood that the property is connected to mains water, gas, drainage and electricity.

We have not tested any of the services and all interested parties should reply upon their own enquiries with the relevant utility providers.

## Business Rates

The property is currently exempt from business rates and it listed as exempt in the 2017 Rating List as it is a place of public religious worship.

## Planning

We understand that the property has planning permission for Class D1 use (Non-residential Institutions).

The property is considered suitable for a variety of alternative community, recreational and business uses, subject to contract.

All interested parties are advised to make their own enquiries with Babergh District Council regarding their proposed use.

The property is grade II listed.

## Terms

The property is offered for sale freehold with vacant possession on completion with offers invited in excess of £650,000.

## Legal Costs

Each party to bear their own legal and professional fees.

## Viewing and Further Information

Strictly through the sole agent, Cheffins.

Mark Drummond  
Tel: 01223 213666  
Email: mark.drummond@cheffins.co.uk





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