

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## **Former Swanwick Strict Baptist Chapel** **Bridge Road, Swanwick, Southampton, SO31 7FN** **Plot Approx. 125.33 sq. m (1,349 sq. ft) in All**



**A rare opportunity to acquire this historic former chapel building (Approx. 65.54 sq. m / 705.47 sq. ft), located on Bridge Road a short distance from the Hamble River in Lower Swanwick. Grade II Listed for its historic and architectural interest. Potential for alternative uses, subject to planning. Well positioned in relation to local amenities and transport links.**

**PRICE GUIDE £150,000**

**OFFERS INVITED**

**FREEHOLD FOR SALE - VACANT NO CHAIN - BY PRIVATE TREATY**



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**VIEWING INSTRUCTIONS: STRICTLY BY PRIOR APPOINTMENT ONLY.**

It is essential to view the drone video footage available at the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) prior to contacting the Selling Agent to arrange an appointment and viewing the property.

**VIDEO DRONE FOOTAGE:** See the website [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk) for further details, photographs, additional documents and drone video footage.

**LOCATION:** See **Location Plan**. **What3words:** [diary.ruled.loud](https://www.what3words.com/diary.ruled.loud). The property is situated in Lower Swanwick in the Borough of Fareham, at the junction of the A27 (Bridge Road) with Quay Lane. Quay Lane joins the A27 with Swanwick Shore Road, which runs adjacent to the River Hamble. The River is approximately 100m to the west.

The immediate area is popular with those engaging in water sports in particular boating and paddle boarding. There is a carpark, and a slipway accessed off Swanwick Shore Road close to the junction with Quay Lane. Swanwick Marina, owned by Premier Marinas, is to the north-west of the chapel providing services to include the boatyard, moorings, chandlery and bar/restaurant facilities.

**DESCRIPTION:** The chapel building comprises the only structure on the plot. The main part of the building is single storey and of brick construction with a gabled slate roof. An extension to the rear is one storey with rendered walls. The building was constructed in 1844 with the extension added to the western elevation around 1870, with some further 20th century alterations. The building is situated within a plot of approx. 125.33 sq. m (1,349 sq. ft). There is area of garden enclosed by metal railings at the front (east) elevation of the chapel building, extending to approx. 6m at its widest point.

The chapel is of historic interest replacing a timber boathouse close to the site which, prior to 1844, was used as a meeting house by the local Strict Baptists. The chapel itself was built with assistance from John Moody, owner of the adjoining boatyard at that time. The Moody family continued to own the area that is now Swanwick Marina, until Premier Marinas purchased it in 2005.

**LAND REGISTRY:** The Property is currently not registered with the Land Registry. The matter of registration is currently with the seller's solicitors and application has been made to the Land Registry providing the necessary evidence for first registration (ref: HP889248).

**PLANNING STATUS:** The property is situated within the Lower Swanwick Settlement Boundary. It is within the Swanwick Shore Conservation Area, the Lower Hamble Area of Special Landscape Quality and also under an Article 4 Direction covering the whole Conservation Area. More Details on the Article 4 Direction are available via the following link - [Article 4 Direction](#).

**DEVELOPMENT UPLIFT:** The sellers are mindful to retain a 25% share of any uplift in value caused by planning consent for any residential or commercial development on the property, within a period of 25 years from the date of completion of a sale.

**DESIGNATIONS:** The building has been Grade II Listed since 26th September 2005, under list entry number [1391981](#). The property is within 400m of the Solent and Dorset Coast Special Protection Area, meaning there will be a presumption against granting permission for any new dwelling under Conservation of Habitats and Species Regulations 2017.

**FLOODZONE:** The property is within a Flood Zone 3, due to its proximity to the River Hamble which is tidal along this section. The building is known to occasionally flood when there is a particularly high tide and there is a pump under the floor of the chapel to remove water when this occurs.

**RADON:** According to National Radon Data, the property is within an area with the lowest band of radon potential where less than 1% of homes at or above the Action Level.

**POTENTIAL FOR ALTERNATIVE USES:** We assess that the building is currently likely to fall within Planning Use Class F1 - Learning and non-residential institutions. Its location within the Lower Swanwick Settlement Boundary means it is situated within an urban area. Following consultation with a Planning Officer at Fareham Borough Council, it is assessed that due to the property's location within Flood Risk Zone 3 and the availability of alternative sites in the Borough at lower risk of flooding, planning applications for conversion to residential and some types of commercial use are unlikely to be approved.

Due to its location, there is a possibility that use for storage of paddleboards, canoes and kayaks or a private storage use might be acceptable to the Local Planning Authority, however this remains to be tested via a pre-application or full planning application.

We anticipate that the Local Authority will be under pressure to allow a change of use to ensure the building continues to be maintained, particularly as it is of historic importance. Interested parties are advised to take advice prior to submitting an offer if they wish to change the use of the building.

**STATUS OF PEWS:** To facilitate alternative uses it is considered that a purchaser might wish to move or remove the

pews currently present in the chapel. Although mentioned in the Historic England Listing ([1391981](#)), they are not original, having been brought in from another local chapel in the 1960s. Having consulted with Historic England on this matter, they advise that internal freestanding items (such as the pews) are unlikely to fall within the Listing. They advise further consultation with the Local Planning Authority to confirm this and parties are advised to undertake their own investigations in this regard.

**RIGHTS AND RESTRICTIONS:** We have not been made aware of any covenants, rights and restrictions affecting the property at this stage. As the property is currently undergoing first registration, we have not had the opportunity to review the Deeds.

**PARKING:** There is no parking available on the property.

**SERVICES:** The property benefits from mains water, electricity and drainage.

**ENERGY PERFORMANCE CERTIFICATE (EPC):** As a places of worship, the property benefits from an exemption to the Minimum Energy Efficiency Standards and therefore an EPC is not required to market the property.

**BUSINESS RATES:** Not currently demanded or assessed.

**LOCAL AUTHORITY:** Fareham Borough Council, Civic Offices, Civic Way, Hampshire PO16 7AZ. Tel: 01329 236100. <https://www.fareham.gov.uk/>



### OFFER INSTRUCTIONS:

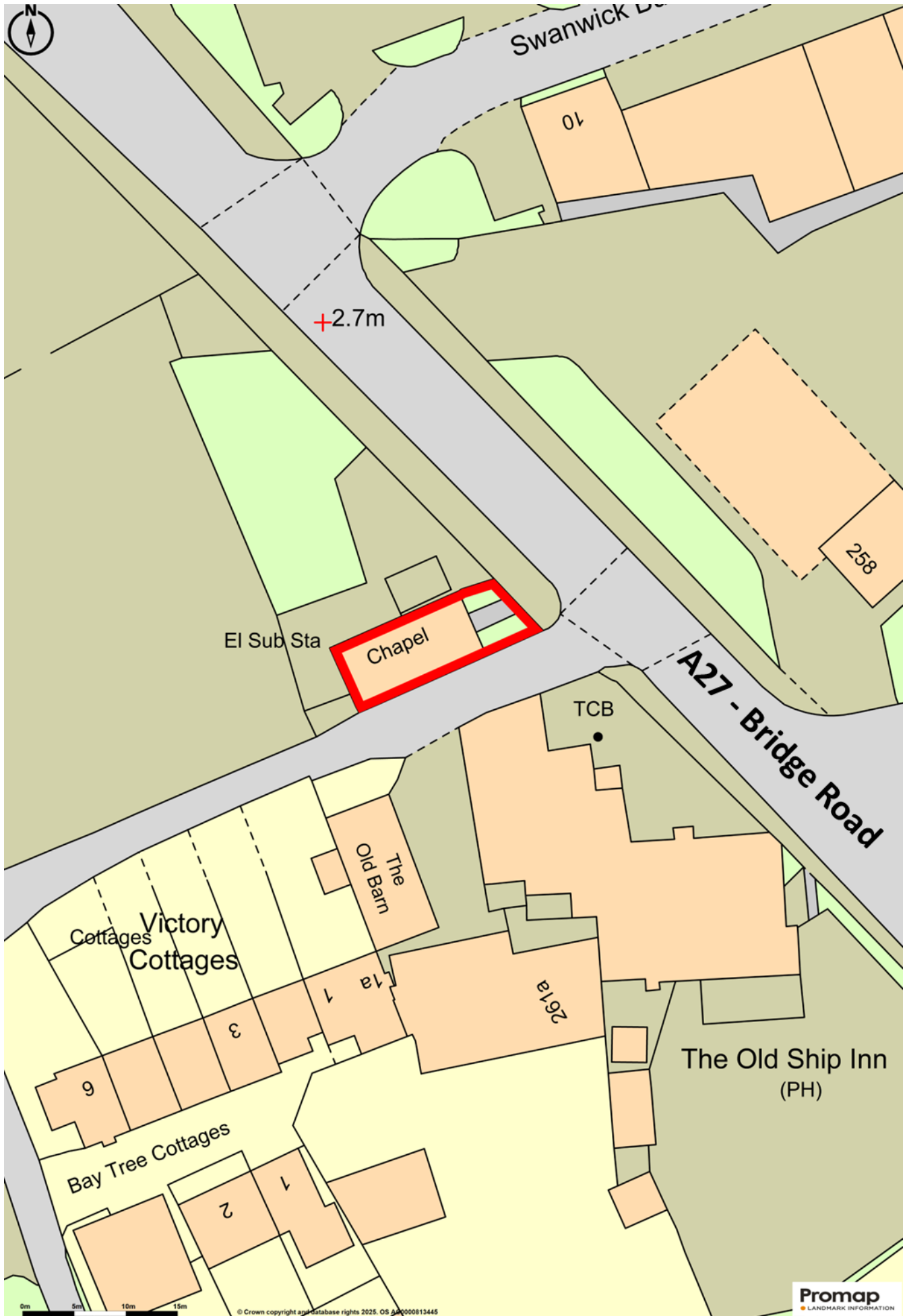
Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.

**For Further Information Contact:**  
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Email: [nathan@gileswheeler-bennett.co.uk](mailto:nathan@gileswheeler-bennett.co.uk)





# SITE PLAN



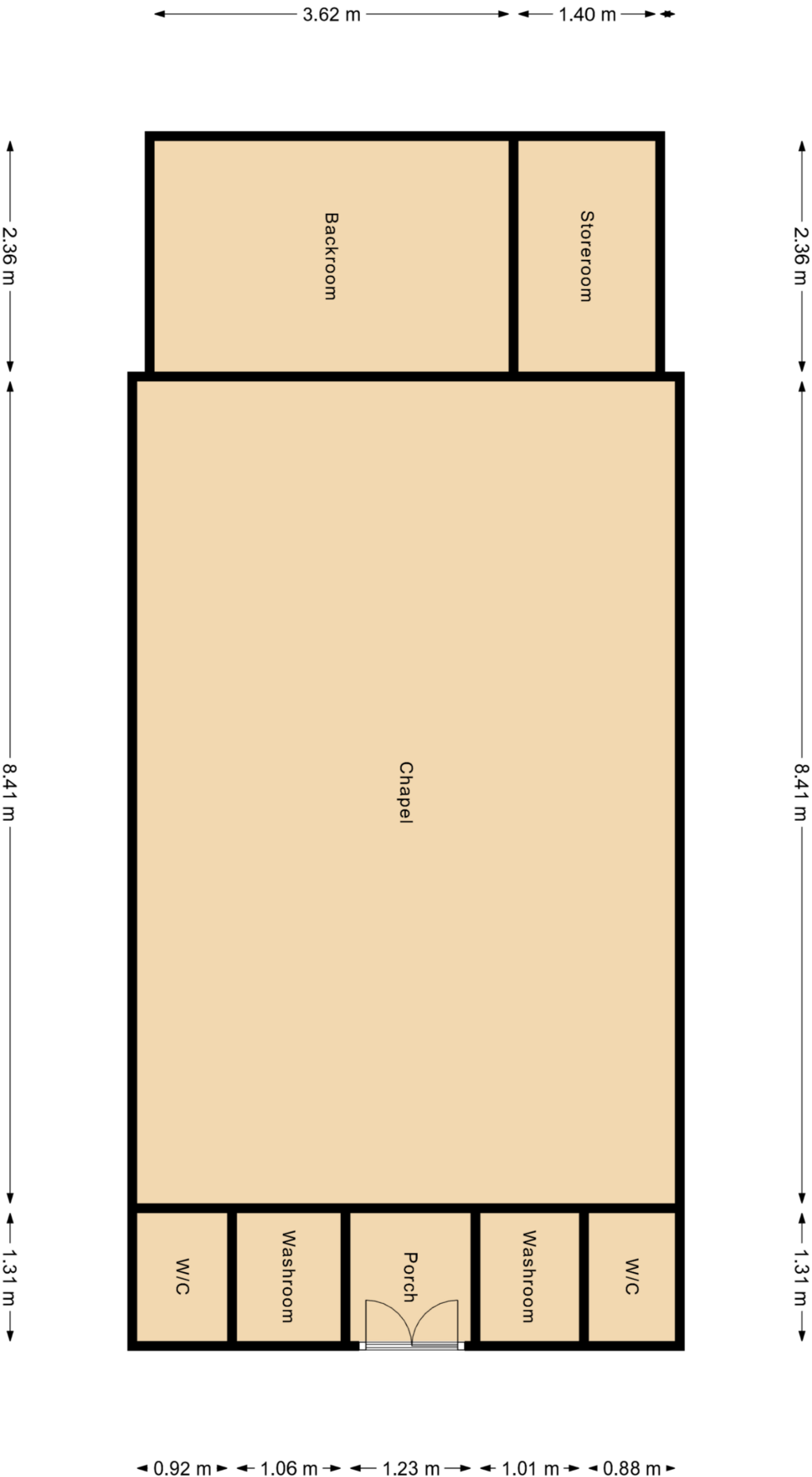
Subject to Survey







FLOOR PLAN



NOT TOO SCALE

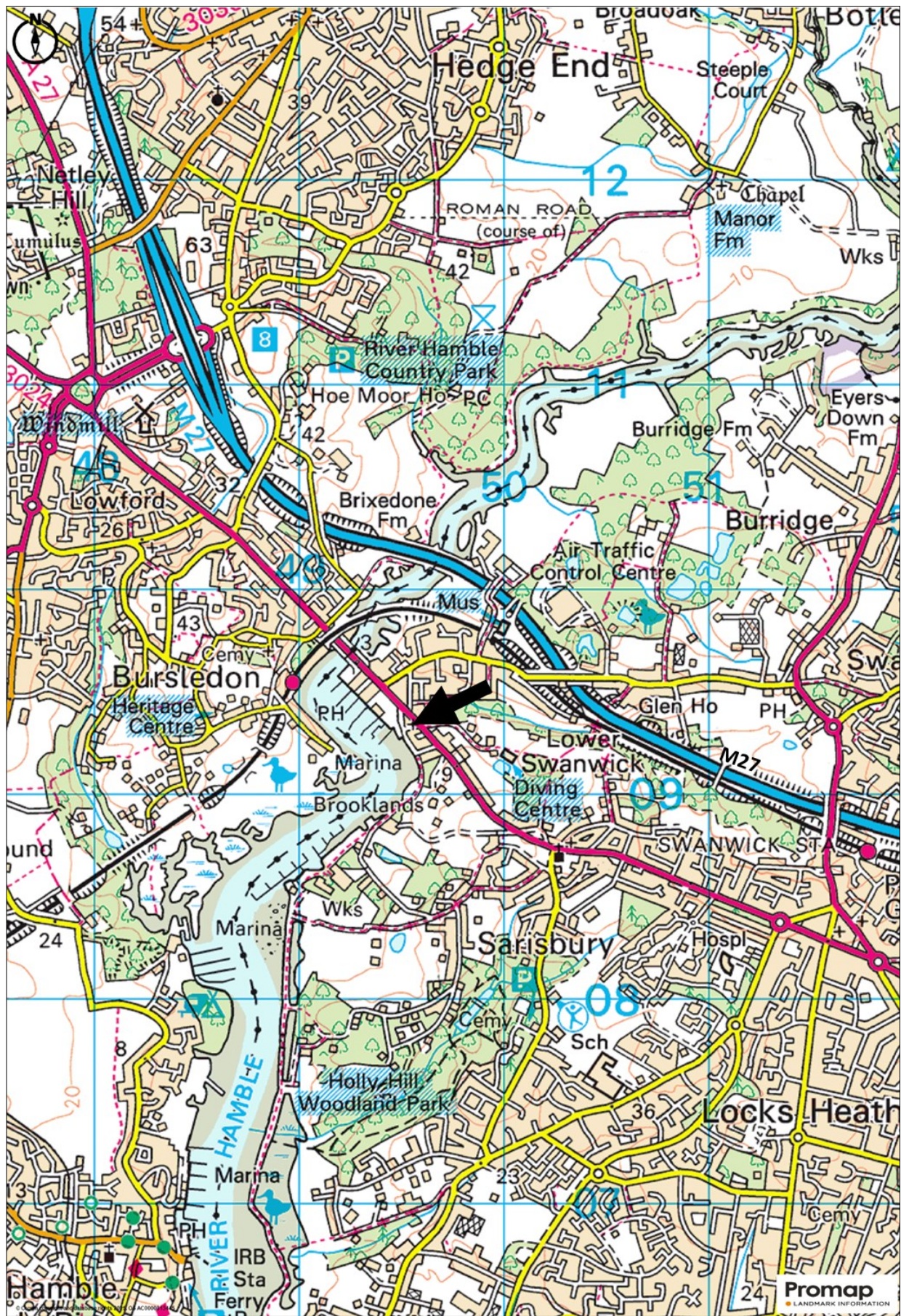
# LOCATION PLAN



Subject to Survey



# LOCATION PLAN 1



**FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE**

**IMPORTANT NOTICE**

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.