



TRINITY METHODIST CHURCH

Sarum Hill Basingstoke Hampshire RG21 8SR

TYPE	MODERN CHURCH /REDEVELOPMENT/ CONVERSION OPPORTUNITY
TENURE	FREEHOLD
SITE AREA	0.333 HECTARES (0.829 ACRES)
BUILDING GROSS INTERNAL AREA	1,139.00 SQ M (12,260 SQ FT)

KEY POINTS

- > Potential for multiple uses STPP
- > Short walk to Basingstoke town centre and close to Junction 6 of M3 Motorway
- > Approximately 50 car parking spaces
- > Freehold with vacant possession
- > Closing date for offers:

12 Noon Wednesday 25th March 2026

Location

The property lies on the south side of Sarum Hill, approximately 65 metres to the north of its junction with Winchester Road, in a mixed-use location towards the centre of the major Hampshire town of Basingstoke

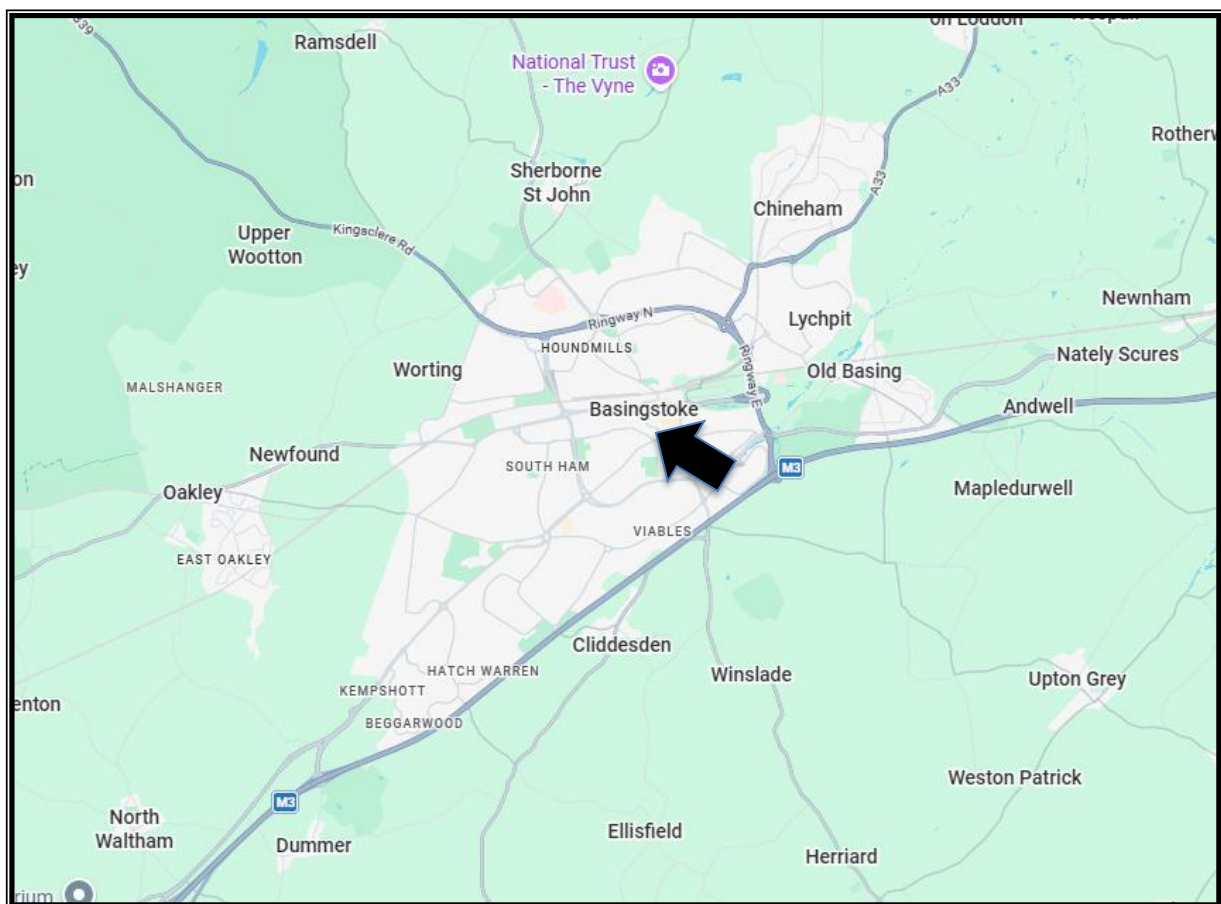
The immediate vicinity provides a mix of two and three storey office buildings, two storey detached, semi-detached and terraced houses, Hope Community Church, Sarum Hill car park and an NHS building.

Basingstoke town centre with its multiple facilities including the Festival Place Shopping Complex lies approximately 200 metres to the north-east, whilst Basingstoke Railway Station lies approximately 0.5 miles to the north-east, providing regular direct services to London Waterloo.

Junction 6 of the M3 Motorway lies approximately 2 miles to the south-east.

The historic city of Winchester and major Berkshire town of Reading lie approximately 17 miles to the south-west and north-east respectively.

We would refer you to the location plan below for further information.



Plan For Information Purposes Only. Not To Scale

Description

A copy of an Ordnance Survey Extract Plan accompanying these particulars of sale shows the approximate boundaries of the property edged in red.

Originally constructed in the 1970s and later extended in the 1980s, the property provides for a modern purpose-built Church which sits on an almost rectangular shaped site of approximately 0.335 hectares (0.829 acres) and slopes upwards on a gentle gradient from north to south.

Internally, at ground floor level the property provides for a Church, main hall with high ceilings, kitchen, toilets, vestry, office, prayer rooms and ancillary accommodation.

The basement provides for two secondary halls, storage rooms and plant room.

The specification of the property includes double glazed windows, suspended ceilings with air-conditioning, combination of gas fired central heating piped to hot water radiators and wall mounted electrical storage heaters, electrical lighting, part plastered and painted / part exposed brick walls and carpeted, wood laminated and linoleum flooring.

The property has a Gross Internal Area of approximately 1,139.00 sq. m (12,266 sq. ft).

The property is of cavity brick wall construction under a part pitched and tiled / part flat felted roof.

Externally, the property benefits from a large tarmac surfaced car parking area fronting onto Sarum Hill with space for approximately 50 no. cars and circulation space, whilst there are some areas of garden at the front of the property containing lawn and shrubs.

The property is largely contained by brick walls and is bordered by Sarum Hill at its eastern boundary, a detached three storey office building at its southern boundary, an NHS building, car parking and amenity land at its western boundary and Hope Community Church at its northern boundary.

Vehicular and pedestrian access to the property is from Sarum Hill.

An electricity substation is located within the property's grounds which is held under Title No. HP776082, and benefits from a Deed of Easement allowing access across the Property, together with the right to repair or lay cabling and other apparatus on or under the land.

There is a further Deed of Easement across the property which comprises a right of way through the rear car parking area. The Easement contains a 'lift and shift' provision to redirect the right of way along another route, save that the Grantor must provide the Grantee with a right of access to the nearest adopted highway and at the Grantors cost.

We would refer you to the photographs of the property accompanying these particulars of sale for further information.

Tenure

The property's freehold interest is held under Registered Title No. HP725520. The property will be sold with full vacant possession given on completion (subject to any rights of access).

Rating

We understand that there are currently no rates payable at the property due to its current use as a place of worship.

Energy Performance Asset Rating

The property is assessed as Band B (49).

VAT

We understand that the property is not elected for VAT.

Planning

The lawful planning use of the existing building falls within Use Class F1 (learning and non-residential Institutions) of the Town and Country Planning (Use Classes) Amendment (England) Regulation 2020.

Having regard to local and national planning policy, we believe that the property could hold potential for some form of redevelopment subject to obtaining planning permission.

Any planning related queries should be directed to the Local Planning Authority:

Basingstoke & Deane Borough Council
Civic Offices
London Road
Basingstoke
Hampshire RG21 4AH
Telephone: 01256 844844
Web: www.basingstoke.gov.uk

Services

We are advised that mains electricity, gas, water and drainage services are connected to the property. However, prospective purchasers are advised to make their own independent enquiries of the individual authorities to verify the capacity and availability of such services.

Disposal

The site is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and also reserving the right to withdraw the site from sale or to vary the method of sale at any time without notice. In the event that a number of competitive offers are received, the vendor reserves the right to request 'best and final' offers from selected parties.

Offers are sought for the freehold interest on a conditional on planning or unconditional (Subject to Contract only) basis. All offers must be made in writing, for a fixed sum and received by the offer deadline.

Unconditional Offers

If an unconditional offer is accepted, completion is to take place within four weeks of exchange of contracts with 10% payable on exchange and the full balance of the purchase price payable immediately upon completion of the sale.

Conditional (Subject to Planning) Offers

All conditional offers must be made net of anticipated S106/CIL costs and other anticipated abnormal costs associated with the development of the site. Any anticipated abnormal costs should be clearly quantified in the offer letters.

If a conditional offer is accepted, a 10% deposit will be payable upon exchange of contracts with completion to take place within eight weeks of the grant of planning permission with the full balance of the purchase price payable immediately upon completion of the sale.

All conditional offers should confirm:

- Full details of the purchaser's proposed development scheme including the number, type and mix of units, together with an indicative layout plan and floor areas.
- The purchaser's proposed timetable and strategy for achieving planning permission.
- That all planning application and any appeal costs will be borne by the purchaser.

All offers should state whether they are submitted with or without Board approval and whether they are dependent on Bank or similar finance being available with confirmation or proof of funding.

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Written offers for the property are invited by **12 Noon 25th March 2026**

All offers should be marked "Trinity Methodist Church, Basingstoke – Offer to Purchase" and addressed to:

Mr Will Morris, Haslams Surveyors LLP,
willmorris@haslams.co.uk

Viewing And All Other Enquiries

All enquiries should be directed to the vendor's sole agent:

Haslams Surveyors LLP
Apex
Forbury Road
Reading
RG1 1AX

Telephone: 0118 921 1500 (Switchboard)

Or email: willmorris@haslams.co.uk or mayaknott@haslams.co.uk

Viewings of the property will be strictly by appointment only.

Block Viewings of the property will take place on the following days (No appointment necessary during these times):

Wednesday 25th February 2026 at 10.00am
Wednesday 4th March 2026 at 10.00am
Wednesday 11th March 2026 at 10.00am
Wednesday 18th March 2026 at 10.00am

Access onto the property for car parking during viewings will be available via its entrance from Sarum Hill

Please note that parties must not enter the property outside the block viewing times without our prior authority and any inspection of the site is at the prospective purchaser's risk.

Misrepresentation Act 1967 – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 – These details are believed to be correct as at February 2026 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed February 2026



Will Morris

0118 921 1511
willmorris@haslams.co.uk



View of the property's side elevation looking west



View of the property's rear elevation looking north



View from within the Church nave



View from within the main hall

Trinity Methodist Church, Sarum Hill, Basingstoke RG21 8SR



For information purposes. Not to scale.