

**Summary of Marketing & Advertising of Methodist church 42 Cuckfield Road
Hurstpierpoint Hassocks BN6 9SA For Sale**

Date	Description
2023	Over the preceding years the congregation at Hurstpierpoint Methodist Church steadily declined leaving just 16 people in 2023.
December 2023	Church use ceased- Due to dwindling congregation numbers and the escalating costs of running a building of this age and scale, the church became unviable to run. The congregation was absorbed by neighbouring churches.
16 th February 2024	Hurstpierpoint Methodist Church became an Asset of Community Value following an application for this by the Parish Council.
23 rd April 2024	<p>Process with regards to disposing the ACV began (as set out within the requirements of the Localism Act 2011)</p> <ul style="list-style-type: none"> - The Church notified the Local Authority (Mid Sussex) of its intention to sell the Church at this point the “interim moratorium period” started. - The church was advertised for sale to local community groups, giving interested parties 6 weeks to express an interest in purchasing the asset.
31 st May 2024	<p>Parish Council expressed an interest in purchasing the church triggering the “full moratorium period”. This allowed 6 months for the interested party to prepare and submit a bid to purchase the church.</p> <p><i>* If by the end of the 6-month period the asset has not been sold, the church is able to dispose of the asset in the normal way during a protected period (18 months from end of 6- month period).*</i></p>
22 nd October 2024	<p>The Parish Council / Interested Party did not purchase the Church within the 6 month period. This allowed the Church to be advertised and sold on the open market.</p> <p>These dates are confirmed under the ACV tab here: https://www.midsussex.gov.uk/about-us/open-data/</p>
<p>January 2025</p> <p>6th February 2025</p>	<p>The church was listed in the 6th February 2025 (on 20th January 2025) Clive Emson property auction with a reasonable guide price of £500,000-£550,000.</p> <p>A number of public viewing dates were arranged as follows:</p> <p>Fridays: 17th / 24th / 31st January</p> <p>Tuesdays: 21st / 28th January / 4th February</p> <p>These viewings were open to anyone with an interest of buying the property, this would include the Parish Council or any other community groups, and the sale was advertised on the internet, by on site “for sale” boards and notifications in the local press.</p>

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	<p>The Clive Emson sales particulars used to advertise the site for auction are provided at Appendix 1.</p> <p>Clive Emson have confirmed that they were contacted by a lady at the Parish Council requesting a site visit from their surveyor. The auctioneers agreed a time for the surveyor to visit the site for 1.5hours. They have not been able to confirm whether the Parish Council made a bid on the property due to confidentiality, however, they have confirmed that the Parish Council were aware of the auctions owing to the fact they arranged a surveyor to visit.</p>
6 th February 2025	The property went to auction but did not sell.
March 2025	<p>The property was relisted for the 20th March Auction. Again, the property was advertised and opportunity given for interested parties to visit the site on the following dates:</p> <p>Mondays: 3rd / 10th / 17th March Thursdays: 6th / 13th March Wednesday 19th March</p>
20 th March 2025	Property was purchased at auction on the open market by Marymount Properties Ltd (the applicant).
17 th April 2025	<p>The sale of the Church to Marymount Properties Ltd (the applicant) completed. As a result of the sale within the appropriate time period, the property was delisted as an ACV and is no longer an Asset of Community Value. Confirmation of this from Mid Sussex District Council is provided at Appendix 2 by:</p> <p>Jayne Souter Interim Senior Property Surveyor MBA MRICS MCI Arb LLB(Hons) ACILEX Estates Services & Building Control Support Officer Corporate Estates & Facilities Business Unit Telephone: (01444) 477160 jayne.souter@midsussex.gov.uk</p>

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Appendix 1: Clive Emson Sales Particulars (note guide price has been updated since auction property was sold)

10:01 Mon 20 Jan cliveemson.co.uk 12%

Clive Emson
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Lot 39 Former Methodist Church With Potential

Methodist Church, 42 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9SA

Auction Ends: 6th February 2025

GUIDE PRICE
£500,000 - £550,000* + FEES

Further Information
Richard Payne
on 01273 504232

bidnow

Viewings

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Lot 35 Former Methodist Church With Potential

Methodist Church, 42 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex, BN6 9SA

SOLD
£360,000

Addendum

There is an addendum available to be read in conjunction with the legal documentation.



CATEGORY
Vacant Commercial

TENURE
Freehold

- KEY FEATURES**
- ✓ Site extends to 0.2 acres
 - ✓ Situated in the heart of the village
 - ✓ Suit variety of uses (STHC)

This former methodist church is situated in the heart of this popular mid-Sussex village and has the potential for a variety of uses, including residential development, subject to all necessary consents being obtainable.

This detached building is of brick construction beneath a tiled roof and occupies a site area extending to 0.08 hectares (0.2 acres).

It is located on the east side of Cuckfield Road, close to its junction with the High Street, and is within easy access of the comprehensive local shopping facilities of the village. There are excellent road links to London, Brighton, and all surrounding areas via the nearby A23/M23.

GROUND FLOOR

Entrance hall, stairs to first floor. Office 1, church hall, inner hallway with side access, disabled W.C. with store room, ladies/gents W.C.s. Office 2, kitchen, school hall and access to rear yard.

FIRST FLOOR

Meeting room.

OUTSIDE

Front forecourt area with vehicular access from Cuckfield Road providing parking for several vehicles. Side access to rear yard with detached storage unit and lean-to with raised patio area.

LOCAL PLANNING AUTHORITY

Mid Sussex District Council. Website: midsussex.gov.uk. Tel: 01444 458166.

FREEHOLD WITH VACANT POSSESSION

Methodist Church, 42 Cuckfield Road, Hurstpierpoint, Hassocks, West Sussex

Use **+** or **+** scroll to zoom the map

The map and satellite images are based on postcode information and are available for directions only. They may not necessarily show the exact lot being offered, but will be in close proximity. Please refer to the site plan in the legal documentation for precise details of the lot to be sold.

View Location Directions

Important

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01222 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisers. For more information on fees please go to Buyers Fees.

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Appendix 2: Confirmation from Mid Sussex District Council that ACV process was appropriately carried out and property has been removed from the ACV Register (with Atif confirming the website will be updated imminently to reflect the Churches removal)

From: Jayne Souter <Jayne.Souter@midsussex.gov.uk>
Sent: Friday, March 14, 2025 9:41 am
To: Lesley Curtis <[REDACTED]>
Cc: Kim Jegede <Kim.Jegede@midsussex.gov.uk>; Lawrence Corr <Lawrence.Corr@midsussex.gov.uk>
Subject: FW: Methodist church 42 Cuckfield Road Hurstpierpoint Hassocks BN6 9SA - Asset of Community Value

Good morning Lesley

I can confirm that your clients are free to sell this property at auction on 20th March as they are currently in the protected period. However, MSDC would require a notice in writing of a confirmed intention to dispose, once terms have been agreed with a particular individual and solicitors instructed, either pre or post the auction.

Please can you notify MSDC when the disposal has completed, as at that stage, MSDC will be obliged to remove the property from the ACV list and the restriction on Title.

Kind Regards

Jayne

Jayne Souter
Interim Senior Property Surveyor
MBA MRICS MCI Arb LLB(Hons) ACILEX
Estates Services & Building Control Support Officer
Corporate Estates & Facilities Business Unit
Telephone: (01444) 477160
jayne.souter@midsussex.gov.uk
www.midsussex.gov.uk

From: Atif Salim <Atif.Salim@midsussex.gov.uk>
Date: 2 July 2025 at 16:44:10 BST
To: sarmad mahdi <sarmad1973@hotmail.com>
Subject: RE: Important - Methodist church 42 Cuckfield Road Hurstpierpoint Hassocks BN6 9SA - Asset of Community Value

Dear Sarmad

Good speaking to earlier.

The date has been forwarded to the digital team. I have also asked them to give me a timeframe when this can be actioned, so I can give you an update.

Best regards
Atif Salim
Property Technical Officer
Estates Services & Building Control
Mid Sussex District Council, Oaklands Road, Hayward's Heath, West Sussex RH16 1SS
Telephone: 01444477360
Switchboard: 01444 458166
Atif.Salim@midsussex.gov.uk

From: sarmad mahdi <sarmad1973@hotmail.com>
Sent: 02 July 2025 16:19
To: Atif Salim <Atif.Salim@midsussex.gov.uk>
Subject: Important - Methodist church 42 Cuckfield Road Hurstpierpoint Hassocks BN6 9SA - Asset of Community Value

Dear Atif,

Apologies to chase but would you kindly confirm if you have now asked your digital team internally to remove the building from the ACV register and when do you believe this would be completed?

Regards.

Sarmad Mahdi
Director
Marymount Properties Ltd.
07566223222

3rd July 2025