



FOR SALE Church

rapleys.com
0370 777 6292

Highams Park United Reform Church,
40 Malvern Avenue, Highams Park, London E4 9NP

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Existing church with ancillary halls

Suitable for a variety of D1 community uses

Potential for re-development subject to planning consent

Offers sought on a subject to planning or unconditional basis

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Location

Highams Park is located approximately 1.5 miles south of Chingford and 2 miles to the north of Walthamstow.

The property is located on the south side of Malvern Avenue, not far from the junction with Hale End Road. Access to Southend Road (A406) is a short distance to the south. Highams Park mainline railway station is less than a ten minute walk to the north providing regular services into Central London via London Liverpool Street. A number of bus routes run along nearby roads. The property is located in a residential area but with easy access to local shopping and other amenities.



Description

The property consists of a traditional brick built church and hall under a pitched tiled roof. The accommodation provides a main worship space, large and small halls, office, kitchen and WC facilities.

There is a garden area to the rear of the property. The property does not benefit from any off road parking, although there are no restrictions on Malvern Avenue.

Accommodation

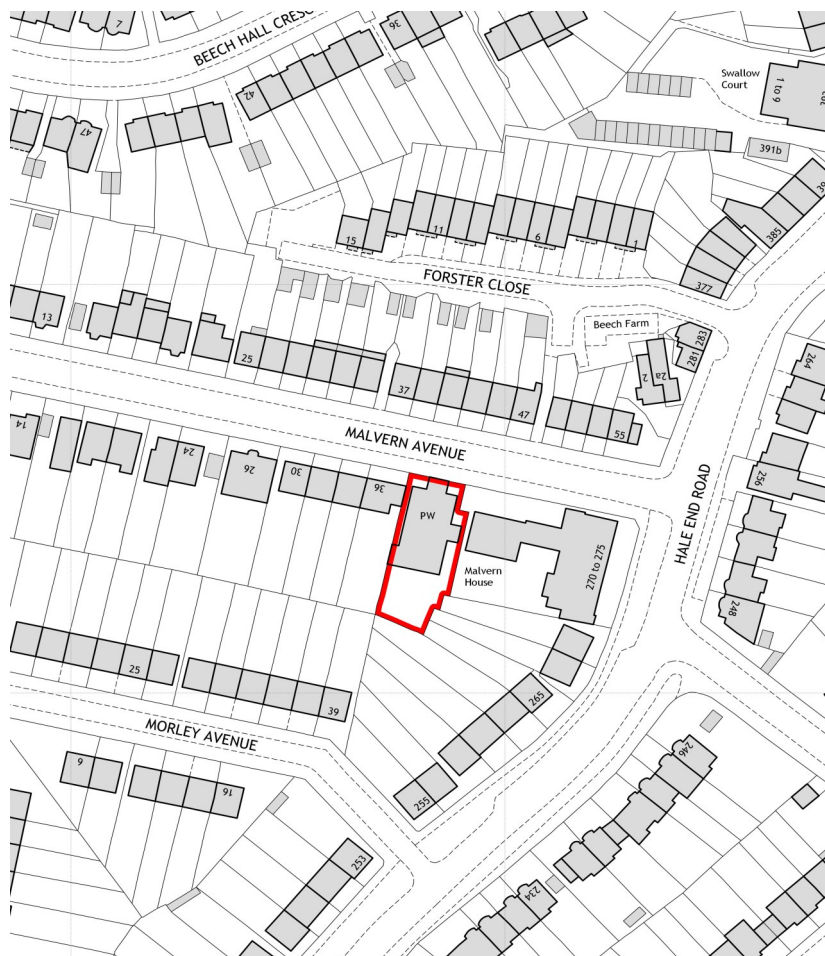
The property comprises the following approximate floor areas:

	Sq m	Sq ft
Church	90.30	972
Hall		
Entrance lobby		
Main Hall	55.09	593
Small Hall	34.36	370
Office	8.78	94
Kitchen	8.00	86
WC facilities		
Total Hall	106.23	1,143
Total Overall	196.53	2,115

We enclose a copy of an Ordnance Survey plan on which our understanding of the boundaries of the property to be sold are shown with red edging.

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

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Tenure

The property is available freehold and will be sold with full vacant possession.

Terms

Offers are invited in excess of £500,000 on an unconditional or subject to planning basis.

Proof of funding will be required and details should accompany any offer.

Parties should state any conditions to their offer.

The vendor reserves the right not to accept the highest or any other offer received.

Planning

The church and halls, as community buildings, will fall under Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). This Use Class allows for use for a variety of non-residential community uses including as a place of worship or religious instruction, a crèche, day nursery, day centre or other educational provision, the display of works of art, a library, public or exhibition hall, a museum or medical or health service without the need to obtain planning consent for a change of use.

The property is located in the London Borough of Waltham Forest and is therefore subject to the Borough’s planning policies. These include policies resisting the loss of community buildings unless it can be demonstrated that there is no longer a demand for the property in that use or the use is being replaced elsewhere in the area.

The property is not Listed or located in a Conservation Area.

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Energy Performance

Places of worship are exempt.

VAT

We understand that VAT will not be applicable to the purchase price.

Viewing

All viewings should be arranged through Rapleys who are the sole agent.

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