

**RAPLEYS**

## FOR SALE Church

rapleys.com  
**0370 777 6292**

Holy Trinity Church, Ongar Road,  
Abridge, Essex RM4 1UP

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For sale Freehold

Suitable for a variety of  
community uses

Available with vacant  
possession

Potential for change of use,  
subject to planning consent

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## Location

The property is located on the south side of Ongar Road, close to the junction with Abridge Road (B172). London Road (A113) is a short distance to the west. Theydon Bois is located approximately 2 miles to the north west, Debden is approximately 3 miles to the west and Central London just over 16 miles to the south west.

A number of bus routes run close by providing access to Theydon Bois, Debden and Loughton. There is limited local shopping and other amenities in Abridge.

## Description

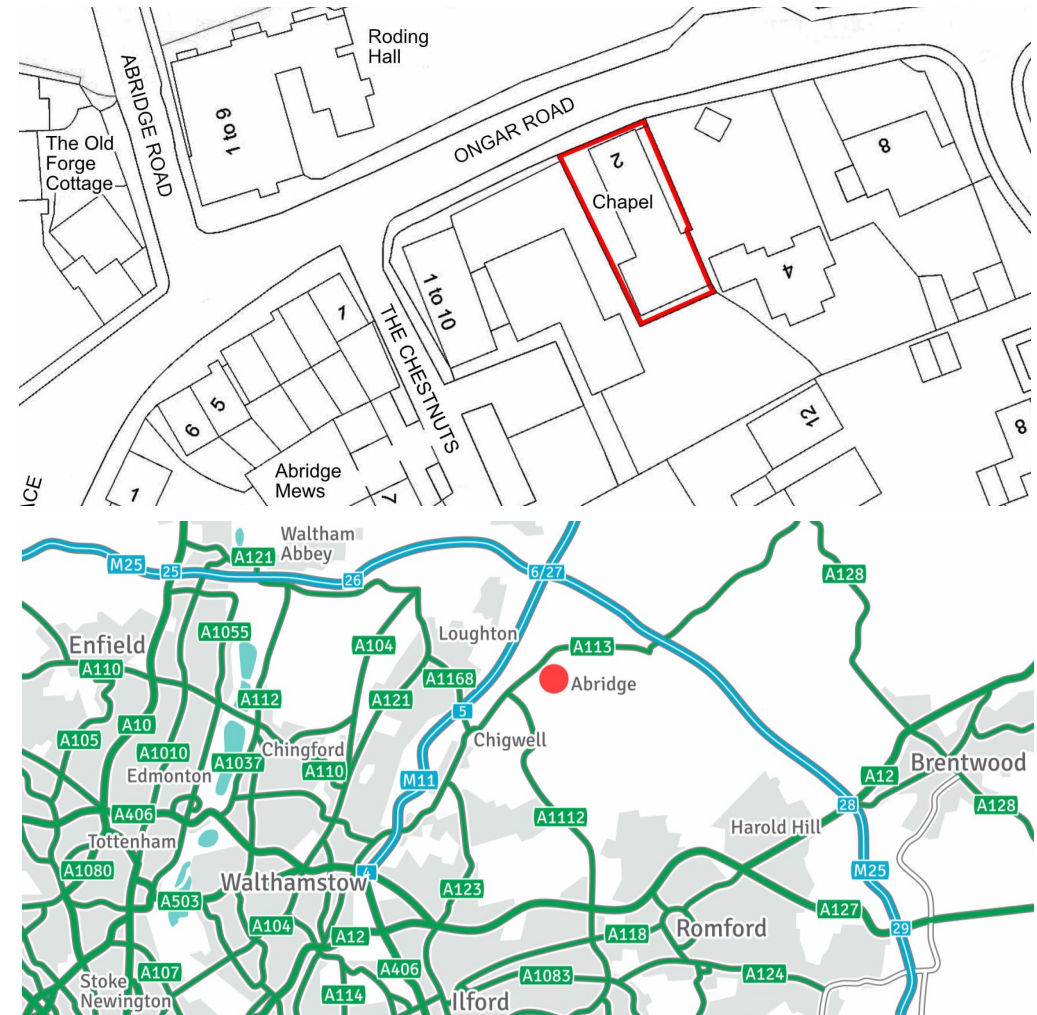
The property comprises a traditional brick built Victorian church under a pitched slate roof with later extensions to the rear and western side. The accommodation provides a main nave and altar, vestry, office, kitchen and single WC. There is a gallery at mezzanine level at the north end of the building. The property requires some refurbishment and modernisation.

## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Nave	89.27	961
Chancel	19.94	215
Sanctuary	16.60	179
Organ	7.97	86
Vestry	14.00	150
Office	6.43	69
Kitchen	3.49	37
Single WC		
Gallery	24.79	267
<b>Total</b>	<b>182.49</b>	<b>1,964</b>

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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**0370 777 6292**Holy Trinity Church, Ongar Road,  
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Freehold.

**Terms**

We are seeking offers in excess of £600,000.

**Planning**

The church will fall within Class D1 of the Town and Country Planning (use classes) Order 1987 (as amended) which includes places of worship, day nurseries, non-residential educational establishments, public halls, galleries and libraries and changes within this group do not require planning permission.

The property is situated in Epping District Council and is therefore subject to the District planning policies. This includes policy resisting the loss of community buildings unless the building is no longer required in community use or is being replaced elsewhere in the area.

**Pastoral Scheme**

Once a suitable purchaser has been chosen a Pastoral Scheme, promoted through the Church Commissioners, will be required to allow for the future use. The sale will therefore be conditional on the new Pastoral Scheme being obtained. The Church Commissioners are likely to want to impose their standard covenants in the sale. Further details are available on request.

**Energy Performance**

As a place of worship the property is currently exempt from the Energy Performance Certificate requirement. This could change if the property is put to alternative use.

**VAT**

It is our understanding that there will be no VAT payable on the purchase price.

**Rating**

As a place of worship the property is currently not listed for Business Rates. However, if the property is put to an alternative use that position could be reviewed and the property could become listed for Business Rates.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

**Viewing**

Strictly by appointment through the sole agent Rapleys.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchbrook Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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