

RAPLEYS

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FOR SALE

Church with Separate Residential Property

Kew Baptist Church and Manse,
2a Windsor Road, Kew, London TW9 2EL

CONTACT **Adam Harvey**
07780 670356 | adam.harvey@rapleys.com



Church building and separate residential property on one site

Church building is suitable for a variety of community uses

Available with vacant possession

Development potential subject to planning consent

Overall site area is 0.056 hectare (0.14 acre)

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Location

The church and manse are located on the north side of Windsor Road, close to the junction with Sandycombe Road to the east. The church is the first property on the northern side of Windsor Road when travelling from Sandycombe Road and the manse is the following property.

Kew Gardens Overground mainline railway station is 0.4 mile to the north, providing regular services to Stratford to the north east and Richmond to the south west, as well as numerous connections to other routes on the Transport for London network.

Central London is approximately 8.5 miles to the north east and Richmond just over a mile to the south west.

The property is located in a residential road but with good access to local shopping and other amenities.

Description

The property is a purpose-built church and community building of traditional brick construction.

The main church is under a pitched tiled roof and a flat roof over the side rooms to the east, and the kitchen, office and WC block to the west. The accommodation provides a main worship hall, ancillary meeting rooms, kitchen and WC facilities.

There is a small car park at the front of the church.

The manse is an end of terrace four-bedroom house of traditional brick construction under a pitched tiled roof.

The accommodation is set out over ground and first floors. The ground floor provides an entrance hall, large reception room and kitchen. There is a WC located beneath the stairs in the entrance hall.

The first floor provides four bedrooms, two doubles and one single, along with a family bathroom and there is also a separate WC and small utility room.

There is a small garden area at the front of the property and a larger garden to the rear.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Church		
Main worship hall	92.29	993
Audio visual hall	10.49	113
Side room one	23.13	259
Side room two	12.95	139
Store	1.96	21
Office	6.89	74
Kitchen	9.59	103
WC facilities	-	-
Total	157.28	1,692

Manse—ground floor Dimensions (m)

Entrance hall	
Reception	11.20 x 3.79
Kitchen	5.03 x 2.41
WC	-

First floor

Bedroom one	4.47 x 3.80
Bedroom two	3.65 x 2.93
Bedroom three	3.65 x 2.70
Bedroom four	2.36 x 2.34
Utility	2.43 x 1.20
Bathroom	-
Separate WC	-

	Hectare	Acre
Total Site Area	0.056	0.14

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 Freehold interest is being sold.

Terms

We are seeking offers in the region of £2,000,000.

Planning

The church property falls under what is termed Class F1 Learning and Non-residential Institutions under the Town and Country Planning (Use Classes) Order 1987 (as amended).

This Class provides that a property within this use can be used for a variety of non-residential community uses including the provision of education, as a place of worship or religious instruction, public hall or exhibition hall, museum, for the display of art (other than for sale or hire), public libraries or reading rooms or law courts.

Use can swap between the above purposes without the need to obtain consent for a change of use.

The manse will fall under Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended). This is the class for domestic dwelling houses.

The property is located in London Borough of Richmond Upon Thames and is therefore subject to the Borough's planning policies. Whilst this includes policy to protect buildings in community use the site may have potential for redevelopment to an alternative purpose.

Interested parties should make their own enquiries to the Borough's planning department.

The property is not Statutorily or Locally Listed nor is it within a Conservation Area.



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Rating

As a place of worship the church building is not currently listed for Business Rates.

The manse has a Council Tax band rating of G.

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 the [Government website](#).

Energy Performance

As a place of worship the church building is exempt from the EPC requirements.

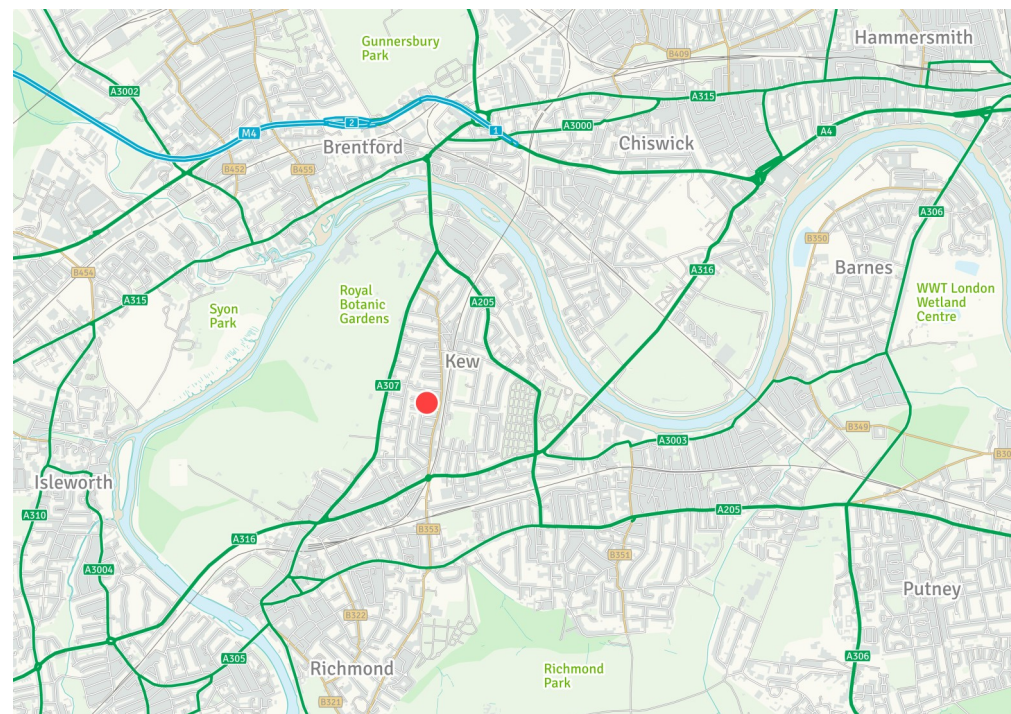
The manse property has an EPC rating of D.

VAT

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

Viewing

Strictly via appointment with the sole agent



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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