

RAPLEYS

rapleys.com
0370 777 6292

FOR SALE Freehold Sale

Woodford Green United Reformed Church, High
Elms, Woodford Green, Essex, IG8 0UP

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



- Suitable for a Variety of Community Uses
- Available with Vacant Possession
- Refurbishment and Development Opportunity
- Includes a large worship space, 3 halls and ancillary spaces
- A self-contained 3 bedroom flat is located within the building

FOR SALE

Freehold Sale

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

rapleys.com
0370 777 6292

Woodford Green United Reformed Church, High Elms, Woodford Green, Essex, IG8 0UP

Location

The property is located on the west side of High Elms, just to the west of the junction with the High Road (A104). Woodford Underground station (Central Line) is located approximately a 10 minute walk to the east, providing a regular service in to Central London. A number of bus routes run along nearby roads. The property is located in a residential street but with good access to local shopping and other amenities. Central London is just under 11 miles to the southwest.

Description

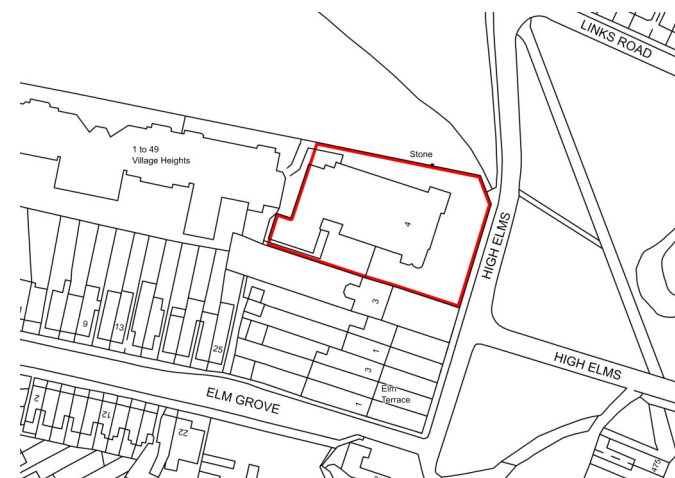
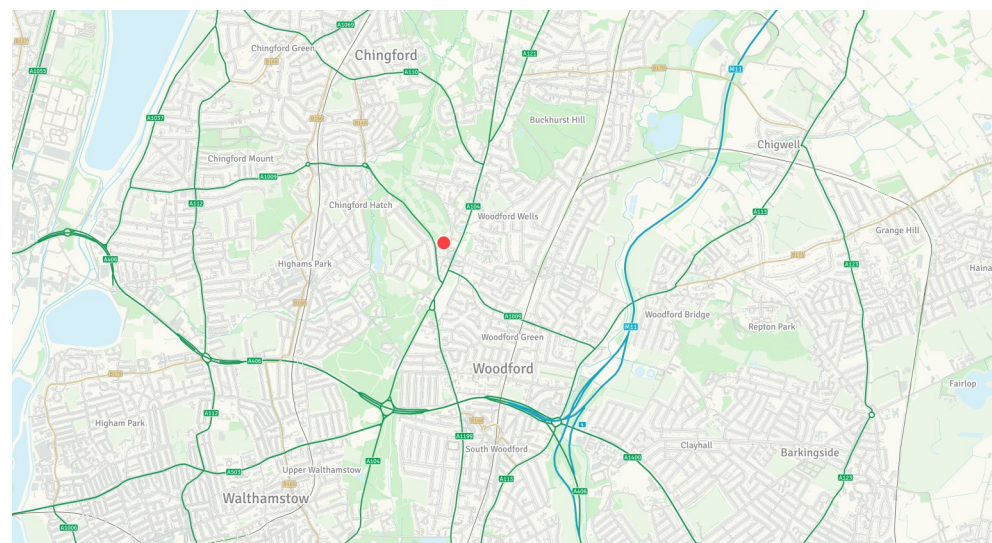
The property provides a traditional brick built church under a pitched tiled roof and to the rear a two storey hall and ancillary accommodation. There is also a three bedroom flat in the roof space to the rear of the church.

The church building provides a main worship space with dais, a large meeting room, vestibule, kitchen and WC facilities toward the front of the property. The rear accommodation provides a two storey hall, vestry, choir vestry and large kitchen, along with further WC facilities.

There is a reasonable amount of parking to the front and side of the property.

Tenure

The freehold interest is being sold.



rapleys.com
0370 777 6292

Woodford Green United Reformed Church, High
Elms, Woodford Green, Essex, IG8 0UP

Accommodation

The property comprises the following approximate floor areas:

| | Sq m | Sq ft |
|--------------------------------|---------------|--------------|
| Church | | |
| Main Worship Hall | 265.53 | 2,858 |
| Dais | 51.79 | 557 |
| Vestibule | 23.18 | 250 |
| Front hall | 107.44 | 1,157 |
| Kitchen | 13.42 | 144 |
| WC Facilities | | |
| Total Ground Floor Hall | 461.36 | 4,966 |

Halls

Ground Floor

| | | |
|--------------------------------|---------------|--------------|
| Main Hall | 130.61 | 1,406 |
| Office | 11.83 | 127 |
| Kitchen | 35.97 | 387 |
| Store | 14.85 | 160 |
| WC Facilities | | |
| Total Ground Floor Hall | 193.26 | 2,080 |

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.

The church and hall space is shown in terms of the net internal useable areas.
The flat dimensions are taken from the widest point of each room.

Flat

| | |
|----------------|-------------|
| First Floor | |
| Entrance Hall | |
| Reception Room | 6.34 x 4.87 |
| Kitchen | 4.04 x 1.97 |
| Utility | 2.57 x 1.84 |
| WC | |

Second Floor

| | |
|-----------|-------------|
| Landing | |
| Bedroom 1 | 4.44 x 3.83 |
| Bedroom 2 | 4.33 x 3.63 |
| Bedroom 3 | 3.90 x 3.41 |
| Bathroom | |

First Floor

| | | |
|--------------|-------|-----|
| Graydon Hall | 84.66 | 911 |
| Choir Vestry | 28.79 | 310 |
| Vestry | 11.85 | 128 |
| Flower Store | 1.45 | 15 |

Total First Floor Hall 126.75 1,364

Total Halls 320.01 3,444

Overall Total Church and Halls 781.37 8,410



FOR SALE

Freehold Sale

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

rapleys.com
0370 777 6292

Woodford Green United Reformed Church, High
Elms, Woodford Green, Essex, IG8 0UP

Planning

The 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 property is located in the London Borough of Waltham Forest 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 alternative uses. Interested parties should make their own enquiries to the London Borough of Waltham Forest's planning department. This property is Grade II* Listed.

Terms

We are seeking offers in excess of £3,500,000 for the vacant freehold interest.

Rating

As a place of worship and ancillary accommodation used for charitable purposes the property is not currently 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 at www.gov.uk/calculate-your-business-rates.

Energy Performance

As a place of worship and ancillary accommodation the property is currently exempt from the EPC requirements. Depending on the future use an EPC may be required.

VAT

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

Viewing

Viewings can be arranged through the sole agent Rapleys.



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

Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey - © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright, All rights reserved. Licence No. ES 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in May 2022