

## FOR SALE FREEHOLD Church and Community Space

62 Harewood Drive  
Ilford IG5 0PH



### Contact

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## Location

The property is a rectangular shaped plot a short distance from the "Charlie Brown" roundabout at the junction of the M11 motorway and A406 London North Circular Road, close to the A1400 Woodford Avenue. The area is predominantly residential with a few independent local retail outlets within walking distance.

Opposite the property is a large primary and nursery school (Glades). The wooded area around the playing fields makes for a pleasant open outlook.

There are several bus services in the area. The nearest underground stations are Redbridge and Gants Hill. Newbury Park station provides national rail services.

## Description

The property is a single storey structure dating from the middle of the last century and has had an extension added to the original structure. There is a hard surface parking area to the front and small area of gardens at the rear.

The structure has a pitched roof, masonry brick concrete portal frame to the front, with a similar but pyramid shaped roof structure behind. The building has replacement double glazed PVCu framed windows with timber doors. The structure has been repointed throughout.

The accommodation is simple in content with the primary hall being used as the sanctuary and a second hall/community area. The remainder is a minister's vestry, offices, kitchen, WCs and storage.

Internal finishes are modest in decoration with plain plastered and painted walls, suspended ceiling to the church and carpet tiles or vinyl floor finishes.

The building has gas fired boilers for radiator heating.

Externally, a prefabricated concrete panel garage is included within the sale.

## Terms & Tenure

Freehold. The title is registered at the Land Registry under title ref: EGL532930. Offers are invited in excess of £1,200,000.

## Rating

The property is exempt from business rates being a place of worship.

## VAT

The property is not opted for VAT.

## Viewing

By appointment with Rapleys. The sole agent. Contact Graham Smith 07467 955294.

## Church with community hall

Suitable for a variety of community uses

Development opportunity (STP)

Existing F1 planning use, not listed

Church 244.43 sq m (2,631 sq ft)

Site overall 0.07 hectare (0.17 acre)



Offers in excess of £1,200,000



## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Sanctuary/main hall	101.90	1,097
Community hall	79.58	857
Vestry office	15.17	163
Church office	4.78	51
Store room 1	2.06	22
Store room 2	3.74	40
Kitchen	13.18	142
Foyer	24.02	259
<b>Overall net internal area</b>	<b>244.43</b>	<b>2,631</b>
Lock up garage	12.00	129

## Planning

The property falls under planning use Class F1 (Learning and Non-residential Institutions). 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 Redbridge and is therefore subject to the Borough's planning policies. Whilst this includes a policy to protect buildings in community use the site may have potential for redevelopment to an alternative purpose. Interested parties should make their own enquires to the London Borough of Redbridge's planning department.

The property is not Listed nor is it within a Conservation Area, but it is adjacent to Claybury Conservation Area, an area of parkland and semi-natural woodland.

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross 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.

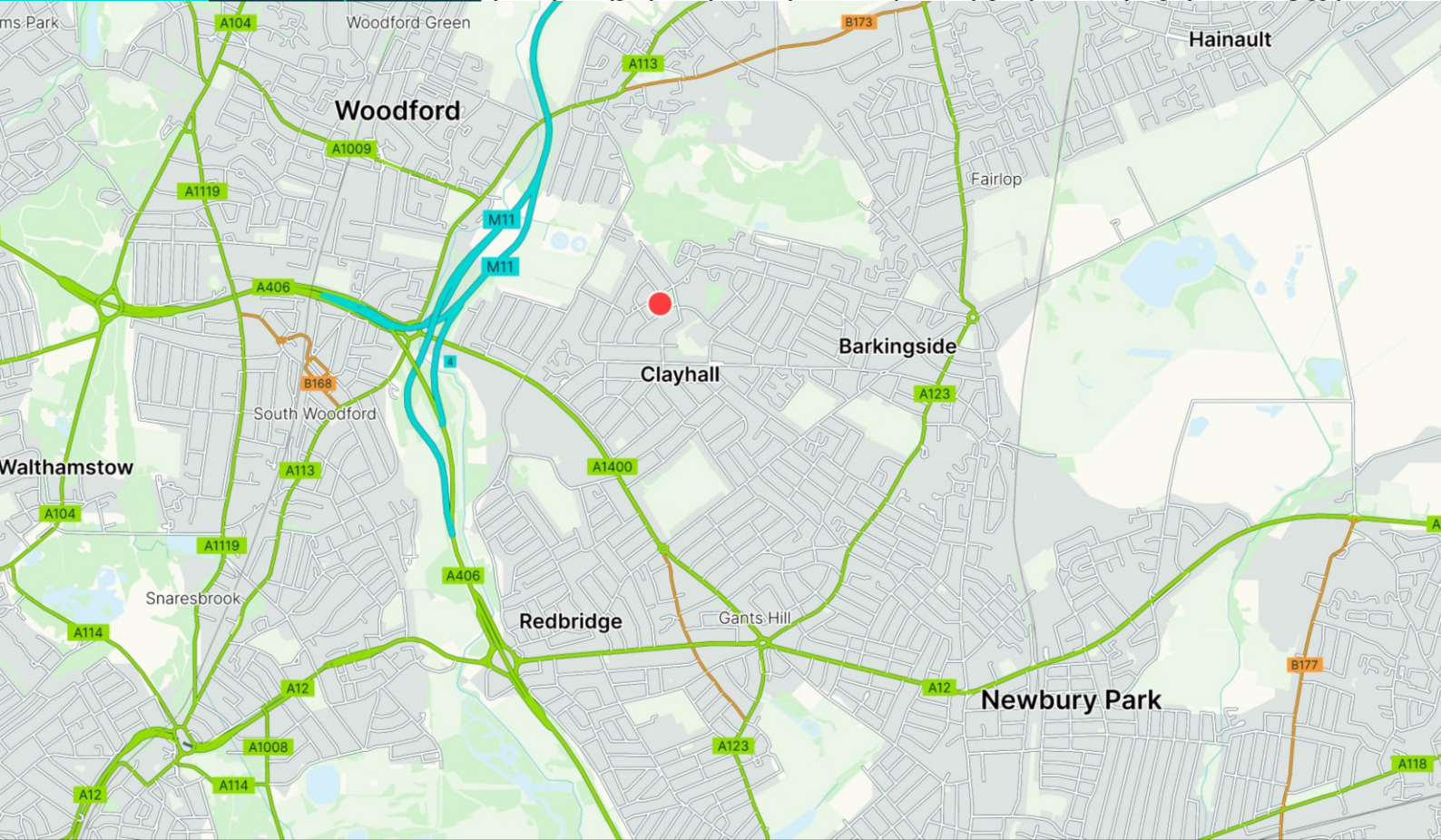


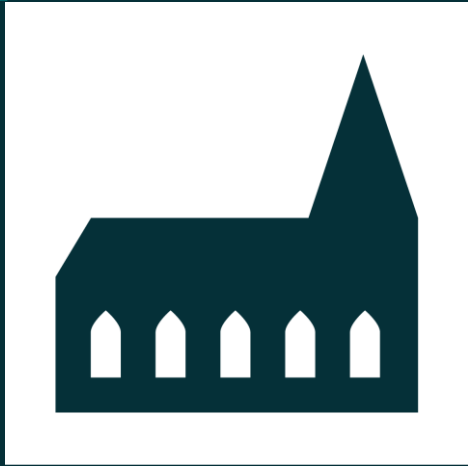
Total Site Area

0.07 hectares

**0.17** acres







For further details contact:  
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