

## For Sale Church

Trinity United Reformed Church and The Cottage  
1 Beaconsfield Road, St Albans, Hertfordshire AL1 3RD



### Contact

Adam Harvey 07780 670356  
adam.harvey@rapleys.com

## Location

The property is located on the west side of Beaconsfield Road, immediately to the north of Victoria Street. St Albans city mainline railway station is a short walk to the east, providing regular services into London via St Pancras International and Farringdon. Central London is just over 21 miles to the south. Hemel Hempstead is approximately six miles to the west, Welwyn Garden City seven miles to the north east and Watford just over eight miles to the south.

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

## Description

The property provides a traditional brick built church under a pitched tiled roof and a separate detached four bedroom house (The Cottage), also of brick construction and with a pitched tiled roof.

At ground floor level the church building provides a main worship space with sanctuary, a hall, office, kitchen, store and WC facilities. The first floor provides a further hall, three small office style rooms, a store and further WC facilities. The lower ground floor provides a hall, office, kitchen, stores and a single WC.

At ground floor level The Cottage provides an entrance hall, reception room, kitchen-diner, under-stair cupboards, bathroom and a separate WC. On the first floor there is a landing space with four bedrooms.

There is a car park at the front of both buildings, which is accessed off Beaconsfield Road. There is a good size garden to the rear of The Cottage.

## 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 Cottage will fall under the C3 Use Class under the Town and Country Planning (Use Classes) Order as a dwelling house.

The property is located within St Albans District Council and is therefore subject to the Council's planning policies. These include a policy seeking to protect existing community facilities unless there is no demand for continued community use. If there is a demand for the building in its existing community use this could make it difficult to obtain planning consent for alternative uses.

The property is not statutorily Listed but is Locally Listed and located within the St Albans Conservation Area.

**Suitable for a variety of community uses**

**Available with vacant possession**

**Includes a main worship space, ancillary halls and meeting rooms**

**Plus adjacent 4 bedroom detached house (The Cottage)**

**Car park and garden space**



OIEO  
£2,000,000



## Terms & Tenure

The freehold interest is being sold. We are seeking offers in excess of £2,000,000 for the vacant freehold interest.

## Rating

As a community building used in connection with charitable purposes the church property is not currently listed for Business Rates. The Cottage is listed for Council tax.

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](http://www.gov.uk/calculate-your-business-rates).

## EPC

The church property is exempt from the EPC regulations.

The Cottage has an EPC rating of D.

## VAT

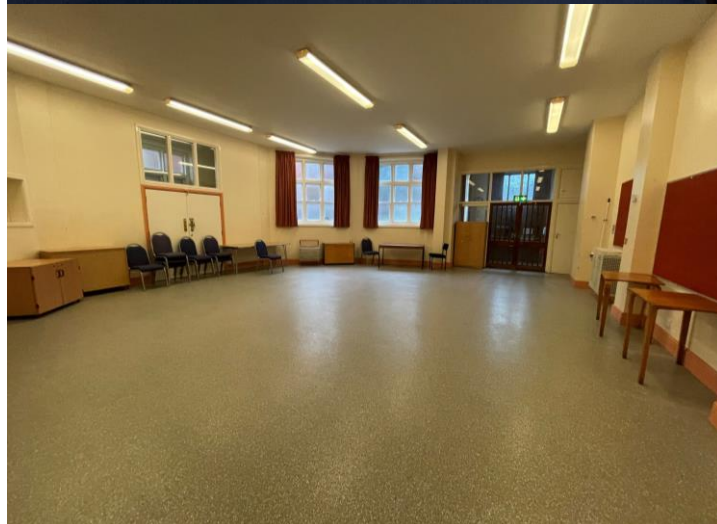
It is our understanding that there will be no VAT payable on the purchase price.

## Viewing

Viewings can be arranged through the sole agent Rapleys.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



Church  
5,070 sq ft



## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>The Church Ground floor</b>		
Church	159.52	1,717
Sanctuary	46.06	496
Day centre	33.34	359
Church office	12.04	130
Kitchen	14.45	155
Small lounge	22.48	242
Store	8.35	90
WC facilities		
<b>Sub total</b>	<b>273.76</b>	<b>2,947</b>
<b>The Church First Floor</b>		
Upper lounge	44.58	480
Day centre office	7.69	83
Office	10.88	117
Office	10.88	117
Store	4.10	44
WC facilities		
<b>Sub Total</b>	<b>78.13</b>	<b>841</b>

<b>The Church Lower Ground Floor</b>		
Hall	82.98	893
Meeting room	16.72	180
Kitchen	10.89	117
Storage	8.60	93
Single WC		
<b>Sub Total</b>	<b>119.19</b>	<b>1,283</b>
<b>Total Net Internal Area of Church</b>	<b>471.08</b>	<b>5,070</b>

<b>The Cottage – Ground Floor</b>	
Entrance hall	
Reception	3.60 x 3.40
Kitchen	3.29 x 2.09
Diner	3.29 x 2.95
Bathroom	
Toilet	
<b>The Cottage – First Floor</b>	
Bedroom 1	3.60 x 2.79
Bedroom 2	3.60 x 2.23
Bedroom 3	3.32 x 2.50
Bedroom 4	3.30 x 2.50

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.





For further details contact:  
Adam Harvey 07780 670356  
adam.harvey@rapleys.com

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.  
Any maps are for identification purposes only and should not be relied upon for accuracy.  
Crown Copyright and database rights 2018 Licence No. 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 April 2023.

rapleys.com  
0370 777 6292

**RAPLEYS**