

FOR SALE

Marks Gate Baptist Church

Bardfield Avenue, Romford RM6 5HY &
26 Danbury Close, Romford, RM6 5HU



Contact

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Description

SITE GENERALLY

The property is a level open area closely related with warden assisted residential care housing. The boundary is not indicated on site but please refer to the attached plan below.

The church occupies most of the site being set back from the road with lawns and flower beds around it.

The site is generally open to view all round with approximately 1m high chain link fencing to the public highway frontages. There is concrete panel fencing to the rear to shield the garden area from view.

CHURCH

The structure is a single storey brick and steel frame, multiple pitched roofs of sheet metal covering and bitumen felt cover constructed in 1957 with replacement double glazed PVCu framed windows. The extension of a side hall dates from 1975.

The accommodation is simple in content having a primary hall which is used as the sanctuary and a second smaller hall. The remainder is a minister's vestry, offices, kitchen, toilets, and storage. A summary of the accommodation is given in the table below.

Internal finishes are modest in decoration generally being painted or clean fair faced brickwork.

The church has a mix of gas fired boilers and ceiling suspended electric heating panels.

BUNGALOW

The external walls are cavity masonry with PVCu double glazed windows and doors. The roof is bitumen felt covered.

To the front there is an area of garden that is not fenced.

Location

The property is situated to the southern side of Billet Road, the busy local road that bounds Marks Gate. The area is a popular location for residential use most being terraced houses or low rise flats.

Opposite to the subject property is a large playing field and playground.

With the proximity of the A12 there are intersections at Hainault Road and Whalebone Lane (A1112). The area is popular for commuter access into London, the North Circular Road or the M25.

There are a number of bus services operating in the area. The nearest underground station is at Newbury Park, or for national rail services at Chadwell Heath and Romford.

Residential Redevelopment opportunity (stp)

Redundant Church and bungalow

Site area: 0.18ha (0.44 acres)

Offers in the region of £1.3m



Viewing

Strictly by appointment with the sole agent, Rapleys.
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Identity Checks / AML:

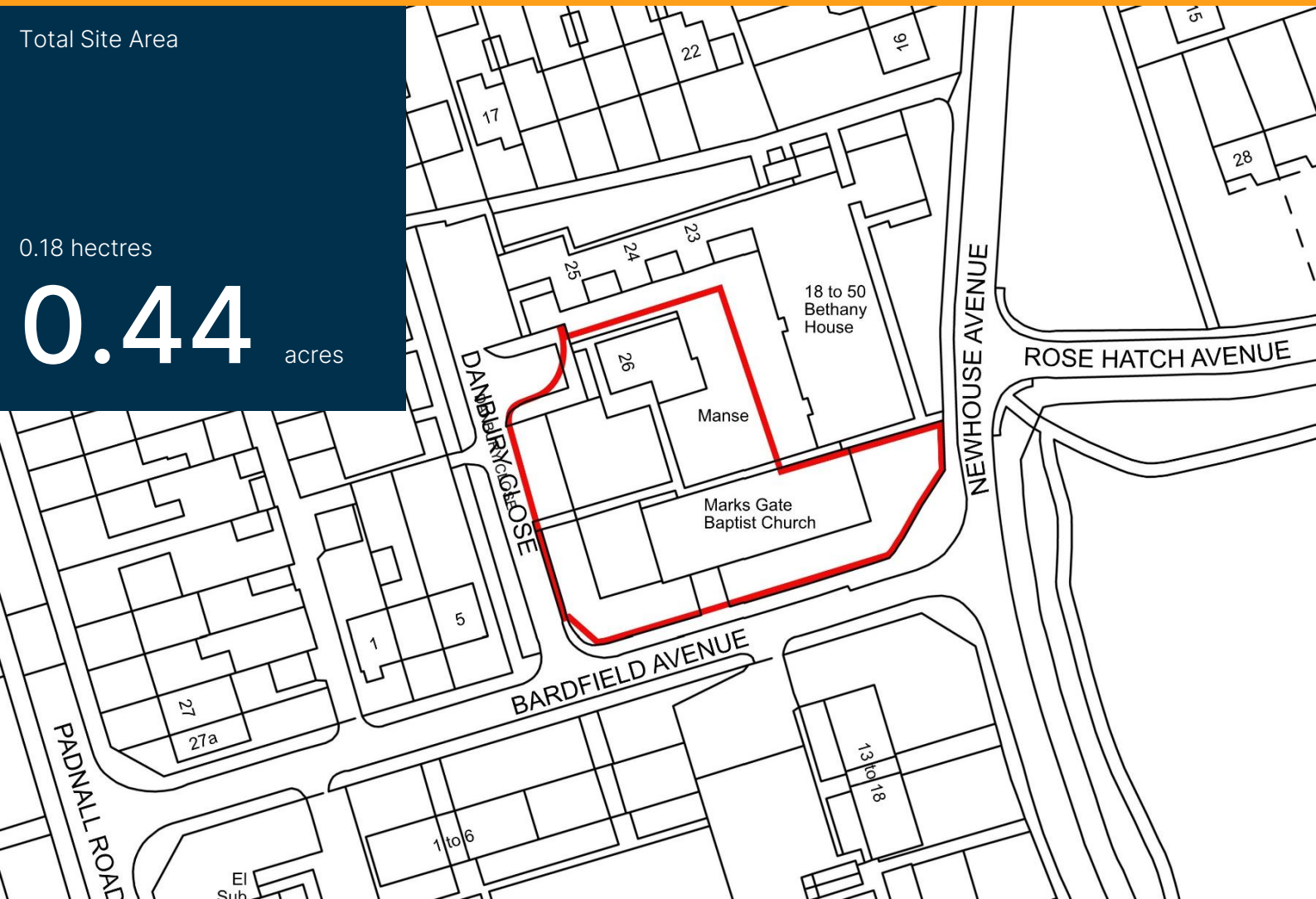
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



Total Site Area

0.18 hectares

0.44 acres



Accommodation

The property comprises the following approximate floor areas:

CHURCH	Sq m	Sq ft
Sanctuary	185.75	1,999
Rear Hall	77.30	832
Vestry/Office	8.50	92
Church Office	18.34	197
Foyer/Entrance	38.34	413
Kitchen	10.26	110
Toilets M/F/D	-	-
Boiler Cupboard (no access)	-	-
Total	338.49	3,643
MANSE (Ministers House)	Sq m	Sq ft
Hall	12.34	133
Lounge	26.16	282
Bedroom	11.60	125
Bedroom	12.30	132
Kitchen	9.04	97
Shower/Utility	8.94	96
Bathroom	2.56	28
Separate WC	-	-
Total	90.01	969
	Hectare	Acre
Total Site Area	0.18	0.44

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.

Terms & Tenure

Offers in region of £1.3m freehold for sale of the land, church and bungalow

Energy Performance

Energy Performance Asset Rating – Church : Church buildings are exempt from requiring EPC ratings.

Energy Performance Asset Rating –Manse : E

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Rating

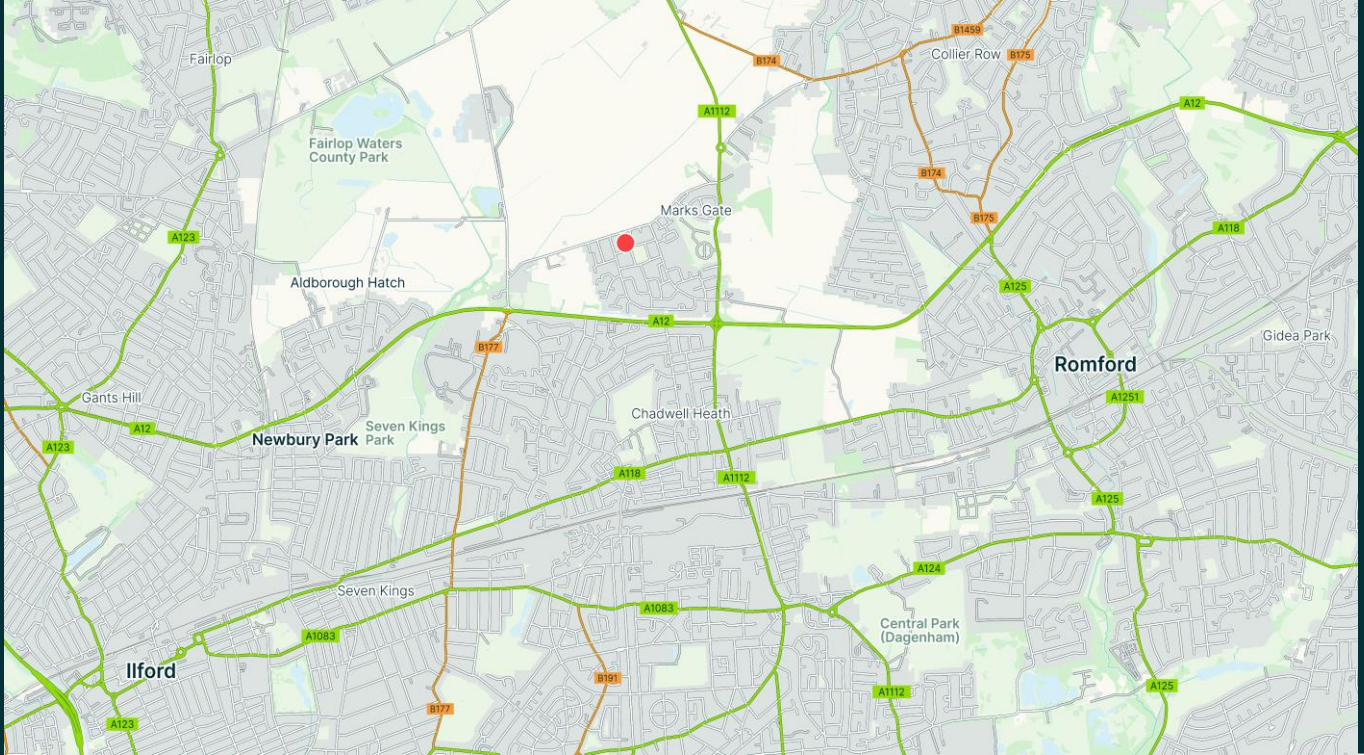
Churches are excluded from having business rates.

26 Danbury Close has a Council Tax Banding of C (£1,682.41 per annum in the year 2023/24).

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





For further details contact:
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