

Development Opportunity Former Church and Land

Former St Andrews URC, Aycliffe Road,
Borehamwood, WD6 4HB



Contact

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Description

St Andrews Church is located on the corner of Aycliffe Road and Buckton Road. The church is set back from the road with grassed areas to the front and sides of the building. The main entrance is to the eastern side where there is also a small area of hardstanding for parking. This section of Aycliffe Road is separated from the main Aycliffe Road by a corridor of grass containing a number of trees.

The site is level with the church set in the southwest corner.

The existing church building is in poor condition having not been in use since 2018. A considerable refurbishment scheme would be required to bring it back into use.

The structure is a single storey brick with pitched roof and a flat roof area to the side with single glazed metal framed windows. The church dates from 1962.

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

Internal finishes are modest in decoration generally being fair faced brickwork and parquet flooring.

The church has a mix of electric heating systems. There is no gas supply to the property.

Terms & Tenure

Offers in the region of £1.4m for the freehold with planning permission. Land Registry title HD352897

Planning

The property benefits from the granting of planning permission ref 21/0057/FUL dates 26 January 2023 for the clearance of the church and the construction of a total of nine 4 bedroomed houses and a commercial unit (class E(e) or F1).

Location

The church is located in a residential area of Borehamwood, to the west is Townsend House and Brookside Boys Club. To the west is a primary school. To the south side of Aycliffe Road is a neighbourhood shopping centre with a mix of uses including restaurants/cafes, shops, takeaways, business uses and community uses. There are bus stops in the vicinity and nearby parks and open space.

The location is not a conservation area.

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.

Planning Permission 9 houses + commercial unit

Vacant Possession

Not Listed

Viewing

Strictly by appointment with the sole agent, Rapleys.

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Offers in the region of £1.4m

Accommodation

The existing church comprises the following approximate floor areas:

	Sq m	Sq ft
Sanctuary	144.43	1555
Vestry	10.48	113
Meeting Room	48.52	522
Kitchen	10.51	113
Foyer	37.73	406
Toilets	-	-
Total	299.42	3,222
	Hectare	Acre
Total Site Area	0.194	0.48

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.

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.

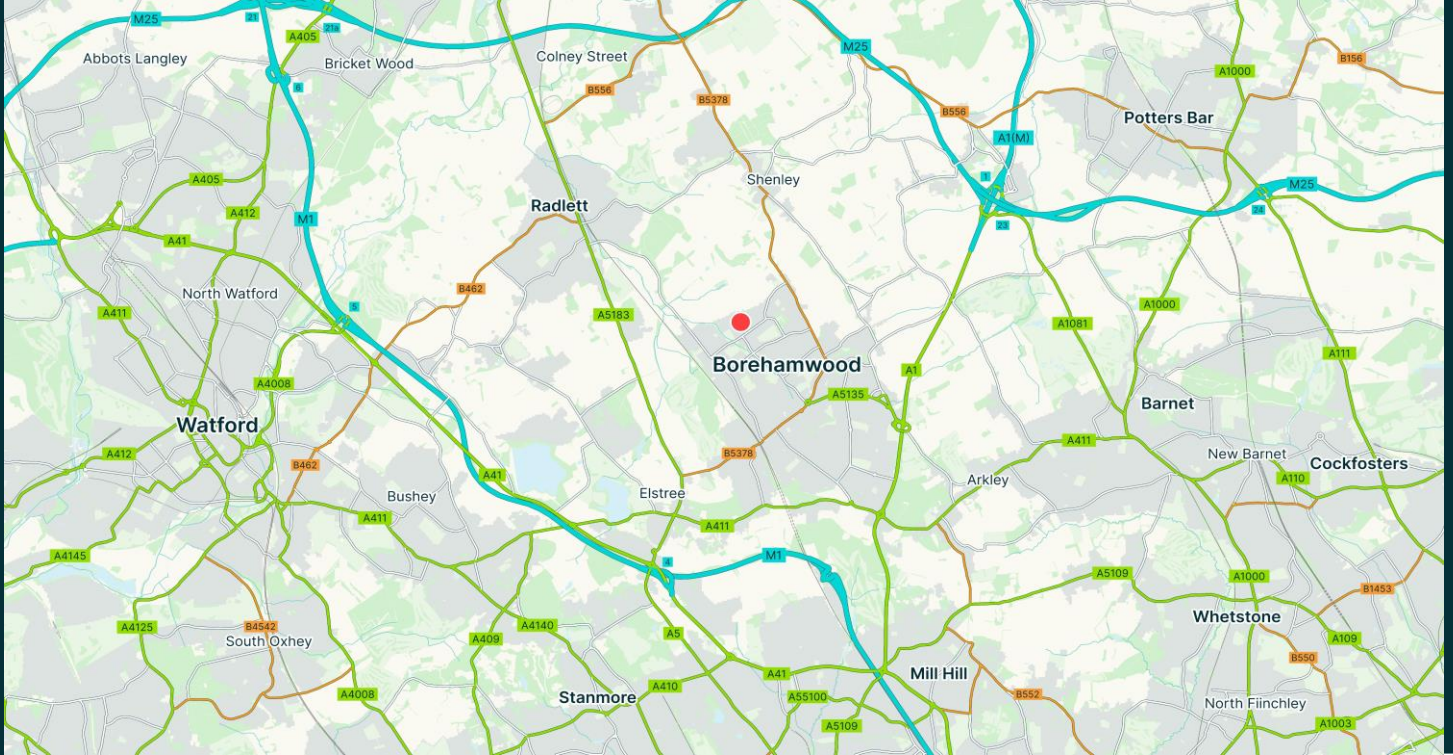


Total Site Area

0.188 hectares

0.464 acres





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