

## FOR SALE - FREEHOLD Former Church Redevelopment Opportunity

St Thomas URC, 68 Langley Road,  
Watford, WD17 4PN



### Contact

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## Location

St Thomas' United Reformed Church, Watford is located within the administrative boundary of Watford Borough Council on Langley Road at the junction with Stratford Road. It is within the Nascot Conservation area.

The location is within walking distance of the centre of Watford with all its wide-ranging facilities. There are a number of local convenience stores in the area and opposite the site is a public house/restaurant "The Southern Cross".

Watford Junction railway station is approximately half a mile away. It is served by West Coast Trains, London Northwestern Trains and London Overground. Many bus services use or terminate at the Station, and some routes pass the site. For road travel there is ready access to the M25, A41, M1 and A1(M).

## Description

The church building itself was opened in 1976 but become difficult to maintain. The local church members had intended to build a new church on part of the existing site and by disposing of the remainder of the land for the provision of residential accommodation, it was hoped to create a self-funding scheme that would pay for the building cost of the new church accommodation.

The existing accommodation is approximately 1,115 sq m (12,002 sq ft) and is mainly at ground floor level with a number of small changes in floor level within the building. The ground floor consists of the worship area, a hall with stage, a gymnasium, a youth centre with an upper floor meeting room, a large meeting room suitable for use by the playgroup, a kitchen as well as various ancillary areas including a coffee lounge, changing rooms and lavatories. Other first floor accommodation comprises a two bedroom flat, two meeting rooms and some storage.

The church is now in a semi-derelict condition and unfit for use additionally by virtue of energy efficiency, running cost and internal layout.

To the rear of the church is a car parking area accessed from Langley Road taking 28 cars. A drive through forecourt has parking for another 8 vehicles.

Site Area Approx.  
0.381ha (0.94 acre)

A number of the trees in the gardens are protected by TPO.

The property is title HD63030 at Land Registry.

## Planning

There is a history of several planning applications made with Watford Borough Council associated with the property. The latest 19/00305 was approved in January 2022 but not secured. This was for the demolition of the existing church and its redevelopment with a replacement church plus an enabling terrace of eight houses each of four bedrooms.

A similar application was approved previously in March 2015 ref: 14/01763.

Interested parties are guided to make their own investigations regarding planning history and current circumstances.

**Residential redevelopment opportunity (stpp)**

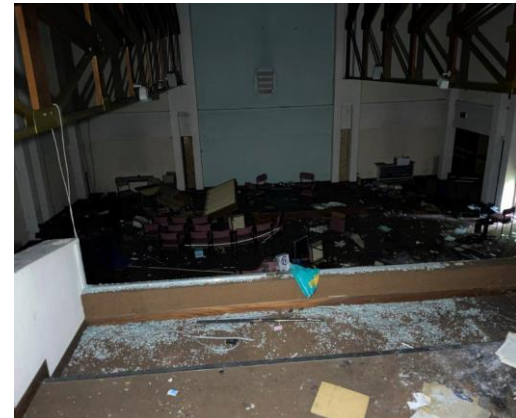
**Existing F1 planning use – Places of Worship/Community Use**

**Conservation Area**

**Site Area 0.381ha (0.94 acre)**

**Existing Net Internal Area approx. 1,115 sq m (12,002 sq ft)**

**Offers in the region of £2,000,000**





**Terms & Tenure**

Offers in the region of £2,000,000 are invited for the freehold.

**Viewing**

Strictly by appointment with the sole agent, Rapleys. Graham Smith 07467 955294 graham.smith@rapleys.com

**Rating**

Churches are exempt from Business Rates. Charities and others should take advice from the Local Authority regarding possible rates liability or reliefs that may be available for alternative uses.

**Energy Performance**

Churches are exempt from requiring EPC's.

**VAT**

The property has not been elected for VAT purposes.

**Identity Checks/AML**

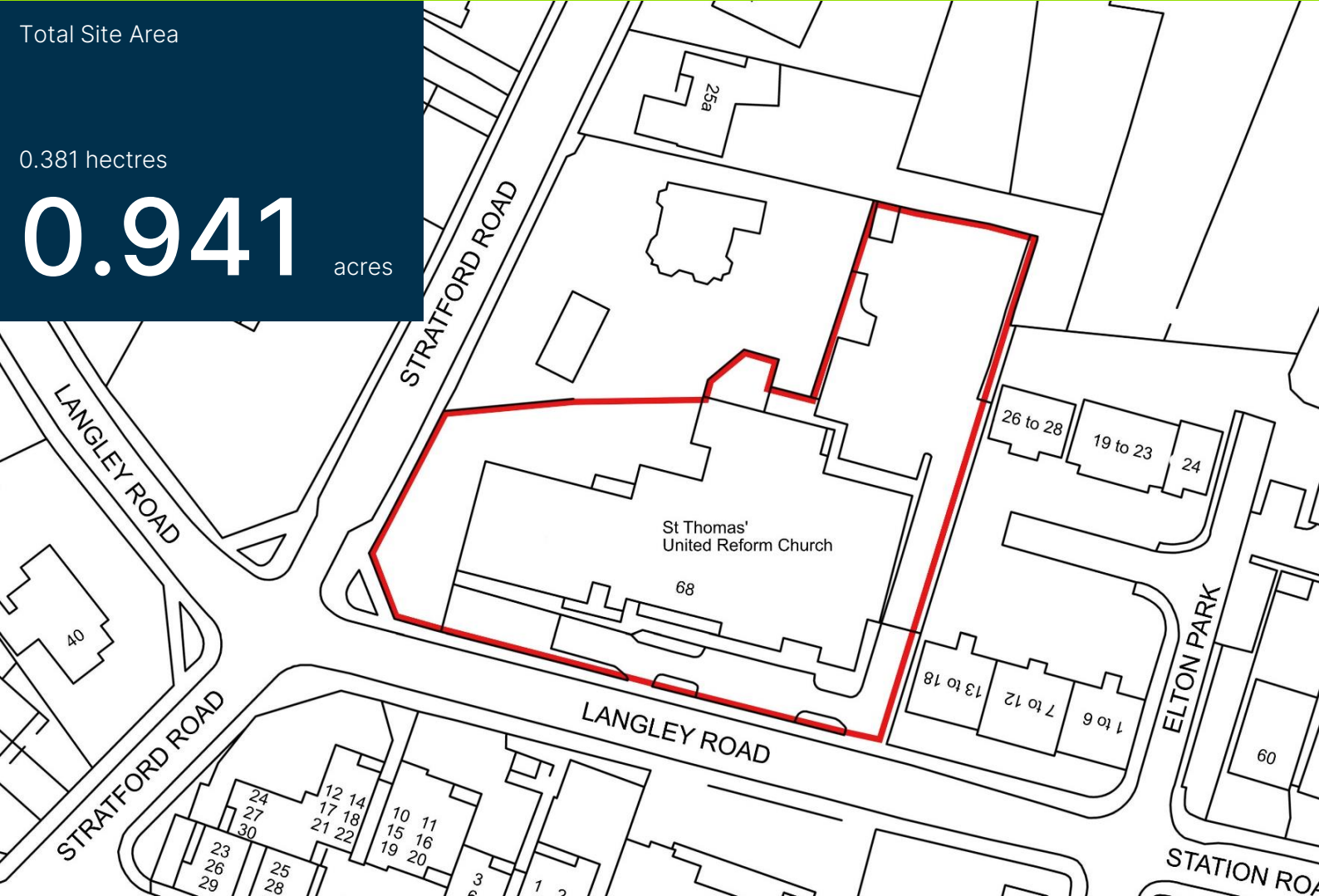
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

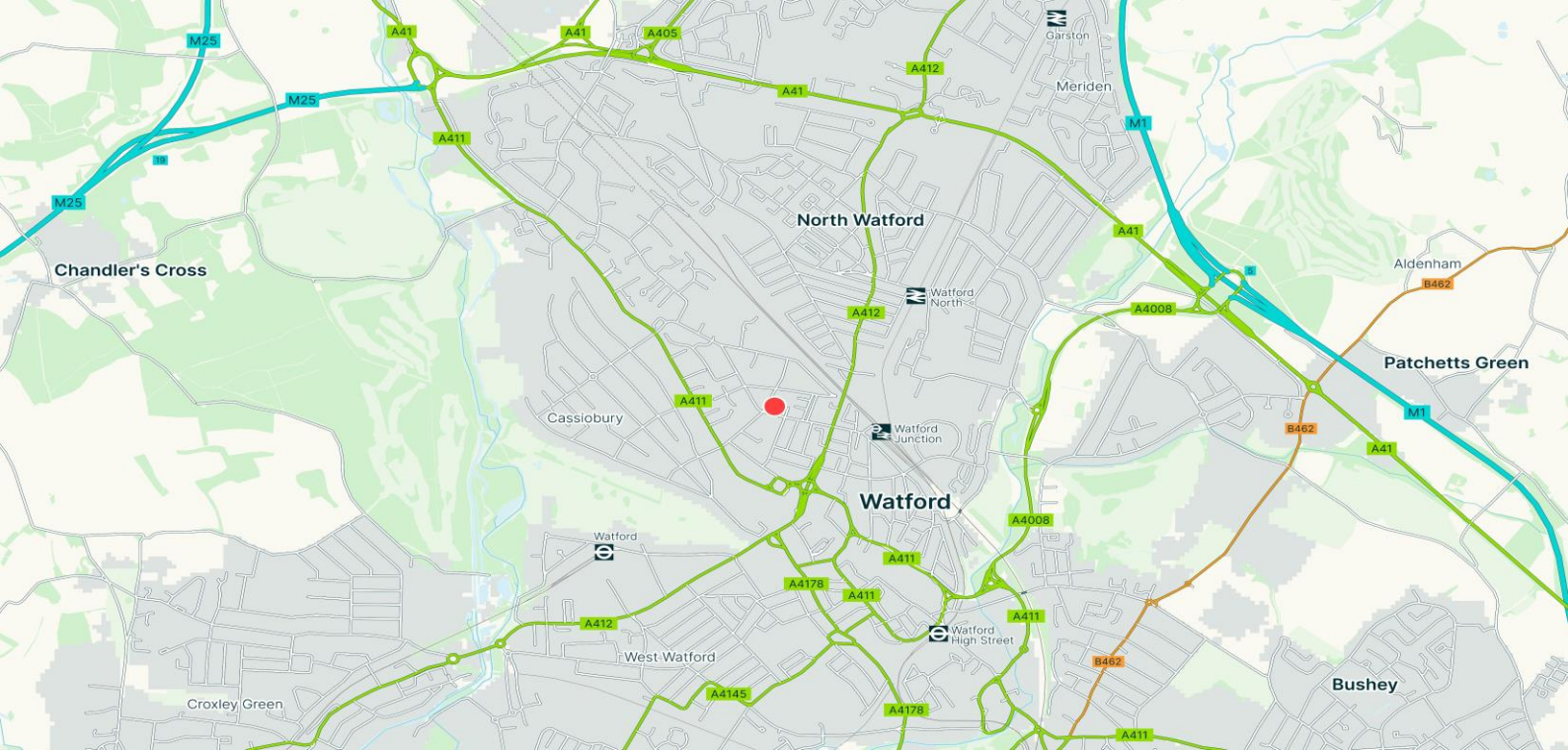


Total Site Area

0.381 hectares

**0.941** acres





For further details contact:  
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