

FOR SALE

Church, Hall and House

Bromley Common Baptist Church and Church Hall,
Gravel Road, Bromley, BR2 8PE

and

The Manse
10 Cherry Orchard Road, Bromley, BR2 8NE



Contact

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On the instructions of trustees, we are seeking a purchaser for the church and church hall which can also further include the Manse (house) if required. The Manse can be a separate sale.

A single site with existing planning use for church and a separate church hall with a four-bedroom house adjacent. The house can be separated from the sale if the combined site is not preferred.

Site amalgamation of church, hall potentially with a house will be of interest to faith groups looking for their own premises and developers seeking a residential opportunity.

Location and Situation

Bromley Common is an unincorporated village within the London Borough of Bromley. It is to the south of Bromley town centre and links with other areas including Holmwood, Southborough, Petts Wood, Locksbottom and Keston. The area has a population of about 15,000. There are good bus services to Bromley via A21 Hastings Road. Bromley town centre is 2 miles to the north where there is Bromley South rail station on the Southern rail network for services into London.

The three properties are arranged such that there is a dual road frontage whilst at the rear there are shared boundary lines. On site, the boundaries are retained but not always marked. The garden areas are open except to the house garden. Cherry Orchard Road is a private cul-de-sac road that is not an adopted highway.

Description

29a Gravel Road, Bromley BR2 8PE Bromley Common Baptist Church (circa 1956):

A single-storey masonry structure with pitched roof of asbestos corrugated sheet. To the front is an entrance via a pair of polished timber doors. To the rear and side are concrete-paved parking areas for 10–12 cars. To the rear is a small garden area. The accommodation is a simple hall with two further rooms at the rear. The sanctuary includes a raised dais, altar and other similar internal features.

Church Hall (circa 1876):

The hall is accessed from Cherry Orchard Road as well as at the rear from the church. It is a two-storey structure of masonry construction with pitched slate covered roof and painted render finish on the rear and replacement PVCu double-glazed windows. It is surrounded by hard-paved landscaping providing pedestrian areas around the building.

Manse – 10 Cherry Orchard Road, Bromley BR2 8NE (circa 1971):

A two-reception room, four-bedroom house of masonry construction with pitched tiled roof and PVCu double-glazed windows. A detached single garage of masonry construction sits to the side with pitched asbestos roof. There are gardens to front and rear.



Accommodation

<u>Church</u>	m ²	ft ²
Entrance Lobby	6.66	72
Main Hall/Sanctuary	116.65	1256
Vestry	12.16	131
Room to Rear	17.39	187
M/F WCs	-	-
Total	152.86	1,526

<u>Hall</u>	m ²	ft ²
Hall	89.90	968
Walk-in Store	5.68	61
Kitchen	17.00	183
Lounge	27.58	297
WCs - D/M/F	-	-
Total Ground Floor	140.16	1,509
First Floor		
Lounge	46.01	495
Total NIA	186.17	2,034

<u>Manse</u>	m ²	ft ²
Porch	-	-
Hall	-	-
Living Room	17.96	193
Dining Room	13.13	141
Kitchen	16.54	178
Utility	1.39	15
Rear Porch	1.32	14
Total Ground Floor	50.34	541
First Floor		
Bedroom 1	16.51	178
Bedroom 2	16.13	174
Bedroom 3	7.75	83
Bedroom 4	4.45	48
Toilet	-	-
Bathroom	-	-
Total First Floor	44.84	483
Overall NIA	95.18	1,024



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

The site is held under two Land Registry titles. The church and hall is freehold ref SGL680680 whilst the Manse is freehold ref SGL724520.

There are no known easements, covenants, or restrictions that affect the properties except for a restriction on occupancy for the Manse dating from 1931 over 10 Cherry Orchard Road.

The property is assumed to have planning use F1 (formerly D1) for the church and hall and C3 residential for the house

Rating

Interested parties should make their own enquiries.

The Manse has a Council Tax rating of Band F (£2,950.22 2025/26).

Energy Performance

Church buildings are exempt from EPC registration.

10 Cherry Orchard Road, Bromley
BR2 8NE: EPC to follow

Viewing

Strictly by appointment with the sole agent, Rapleys.

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Offers

Unconditional offers are sought for the following combinations. We note guide prices.

- ❑ • Church, Hall and Manse £1.25m
- ❑ • Church and Hall £900,000
- ❑ • Manse £500,000

Bids and Submission

The trustees invite interested parties to submit their bids. The successful party will likely be based on the following criteria according to the best interests of the vendor and not just price:

- ❑ • If a Christian faith-based organisation to be in alignment to objectives of the London Baptist Association.
- ❑ • Interested parties may include charity or property developer. Both are welcome to present proposals.
- ❑ • Interest from developers is welcome, but it is made clear at the outset that offers subject to a planning application will not be entertained.
- ❑ All submissions should include the following information:
 - ❑ • The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office.
 - ❑ • Confirmation of funding and any third-party approvals required.
 - ❑ • Details of the solicitors who will be acting on your behalf in this transaction.

VAT

None of the property has not been registered for VAT

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.



Bromley Common Baptist Church and Hall



10 Cherry Orchard Road





For further details contact:
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