

## FREEHOLD FOR SALE

Cheshunt Free Church (United Reformed), 27 High Street,  
Cheshunt, Waltham Cross, EN8 0BS



### Key information

- Suitable for a Variety of Community Uses
- Available with Vacant Possession
- Situated in the heart of Cheshunt close to local amenities
- Main Worship Hall, Rear Hall, Ancillary Rooms, Kitchen and WC Facilities



### Contact

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## Location

The property is located on the west side of the High Street (B176) in the heart of the Hertfordshire town of Cheshunt within the Borough of Broxbourne. It is a short distance to the south of the junction with Symonds Court.

Cheshunt mainline (Greater Anglia and Stansted Express services and Overground (Weaver Line) railway station is approximately a mile to the southeast. The station provides regular services to London Liverpool Street in the south and Stansted airport (via a change at Harlow Town) to the northeast.

The 310 bus service runs along the High Street providing services to Broxbourne and Hoddesdon to the north and Waltham Cross to the south.

The property is located in a mixed residential and commercial area with good access to local shopping and other amenities.

Waltham Cross is 1.7 miles to the south, Broxbourne 2.7 miles to the north and Hoddesdon 4.1 miles to the north. Central London is 16 miles to the southwest.

Offers in excess of £550,000

## Description

The property is a purpose built late Victorian built church of traditional brick construction under a pitched slate covered roof.

The property has a combination of single and double glazed windows and benefits from gas fired central heating.

The accommodation at ground floor level provides an entrance lobby, main worship hall, separate hall to the rear, vestry, library area, stores, kitchen and WC facilities.

At first floor level are two meeting rooms, a store and single WC.

## Planning

The property has an established F1 use as a place of worship. The F1 use covers a variety of learning and non-residential community uses including use as a place of worship or religious instruction, the provision of education, for the display or works of art (other than for sale or hire), as a public hall or exhibition hall, as a museum or library or as a law court.

The property is not locally or statutorily Listed or located within a Conservation Area.

## Viewing

Strictly by appointment with the sole agent, Rapleys.

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## Accommodation

The property comprises the following approximate floor areas:

Area	Sq m	Sq ft
<b>Ground Floor</b>		
Entrance Looby	-	-
Main Worship Hall	91.95	990
Vestry	12.18	131
Rear Hall	61.25	659
Kitchen	10.56	114
Library	7.23	79
Stores	11.51	124
WC Facilities	-	-
<b>Total Ground Floor Area</b>	<b>194.77</b>	<b>2,097</b>
<b>First Floor</b>		
Meeting Room	14.51	156
Meeting Room	22.15	238
Store	3.09	33
Single WC	-	-
<b>Total First Floor</b>	<b>39.75</b>	<b>427</b>
<b>Total Internal Area</b>	<b>234.52</b>	<b>2,524</b>

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

We are seeking offers in excess of £550,000 for the freehold interest with vacant possession.

The property is not subject to any arrangements with third parties and will be sold offering full vacant possession.

## Rating

As a church building used and occupied by a religious organisation for charitable purposes the building is not currently listed for Business Rates. The property could be assessed for Business Rates if used for alternative use.

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).

## Energy Performance

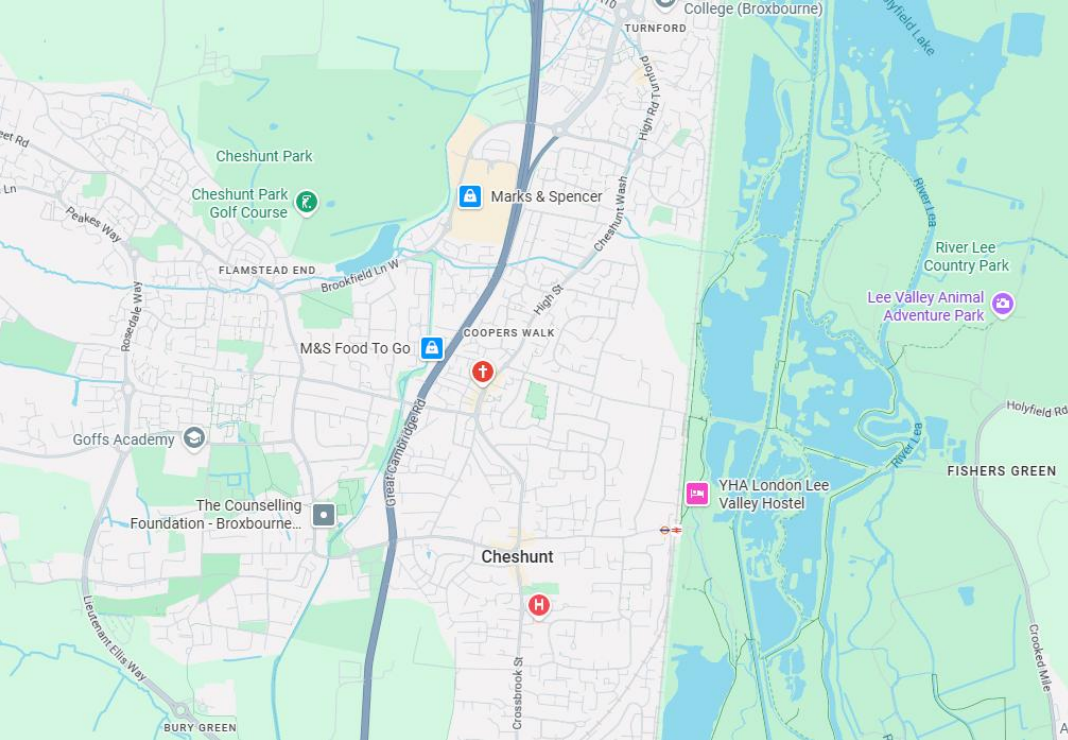
As the property has been occupied and used as a place of worship it is exempt from the Energy Performance Certificate requirements. If the property is put to alternative use an EPC may be required.

## VAT

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

## Identity Checks / AML

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



For further details contact:  
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