

Freehold For Sale

St James' United Reformed Church

Palmerston Road, Buckhurst Hill
Essex, IG9 5NG

Key information

- Suitable for a Variety of Community purposes including as a place of worship and educational use
- Available with Vacant Possession
- Includes a two-bedroom flat
- Main Hall with stage, ancillary hall, large meeting room, offices, ample storage, kitchen and WC Facilities

Adam Harvey – 07780 670 356
adam.Harvey@rapleys.com



Location

Buckhurst Hill is an affluent suburban town in the Epping Forest District of Essex.

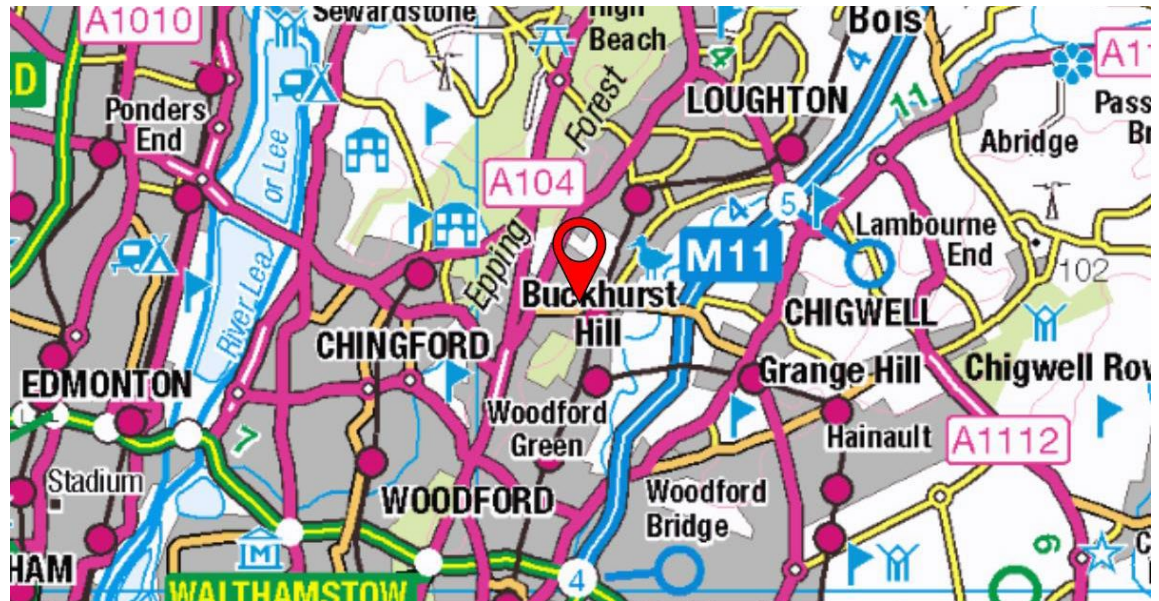
The property is located on the north side of Palmerston Road (B170) and a short distance to the east of the junction with the High Road (A121).

Buckhurst Hill Underground station (Central Line) is half a mile to the east. This provides regular services into Central London via Stratford and Liverpool Street, along with good connections to the wider TFL network.

The W14 bus service runs along Palmerston Road and there are other routes that can be accessed nearby.

The property is located in a predominantly residential road but with good access to local shopping and other amenities, with Queen's Road being only a few minutes' walk to the south.

Chingford is approximately 1½ miles to the west, Loughton just over 2½ miles to the northeast, Chigwell just over 2 miles to the east and Woodford less than 2 miles to the south. Central London is 12 miles to the southwest.



Description

The property is a purpose-built dual-purpose church and hall constructed in the early 1950s of traditional brick construction under a combination of pitched tiled and flat felted roofs.

The property mainly benefits from double glazed windows and has 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.

There is a stage in the main hall with storage under. The storage area has restricted head height.

The two-bedroom self-contained flat has its own separate access at ground floor level at the rear of the church. All the accommodation is at first floor level and in addition to the two bedrooms provides a good size reception and kitchen, all accessed off the entrance hall.

The property is set back from Palmerston Road and accessed via a driveway off the north of the road, leading to the car park. The car park is set out with 24 parking bays. Three of the bays are currently occupied by staff or residents of the adjacent block of retirement flats known as St James Gate. A modest annual charge is made under these arrangements. The car park also contains a brick-built garage, used for storage, which has a flat felted roof.

There are strips of external space to the side and rear of the property.

The property also has pedestrian access from a pathway owned freehold with the property from Russell Road, which is to the north.

There are photovoltaic panels on the main roof. There is an existing contract in place that currently provides a surplus payment to the church after all its electricity and gas bills are covered.

The freehold interest also includes St James Gate, the adjacent block of retirement flats. This also includes the original church tower. St James Gate is subject to a 125-year lease from 25th March 1987 at an initial rent of £50 per annum. The rent doubles every 25-years and is currently £100 per annum. The church Tower is sublet to a telecoms operator and has the potential for further future income.



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.

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 statutorily, locally Listed or located within a Conservation Area. However, the original Victorian church tower is a Locally Listed view.

Terms

We are seeking offers in excess of £1,500,000 for the freehold interest of the church and flat with vacant possession

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 prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

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

Viewing

Strictly by appointment with the sole agent, Rapleys.

Adam Harvey

07780 670356 adam.harvey@rapleys.com



Accommodation

The property comprises the following approximate floor areas:

Area	Sq m	Sq ft
Church/Hall		
Entrance Foyer	-	-
Main Hall (inc. Stage)	184.26	1,983
Small Hall	57.19	615
Meeting Room	38.97	419
Office	4.79	52
Vestry (inc. Store)	14.30	154
Kitchen	22.12	238
Various Stores	10.68	115
WC Facilities	-	-
Total Church Floor Area	332.31	3,576

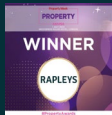
Area	Sq m	Sq ft
First Floor Flat		
Entrance Hall	4.54	49
Reception Room	13.68	147
Kitchen	7.95	85
Bedroom 1	10.74	116
Bedroom 2	8.34	90
Bathroom	4.37	47
Total Flat Area	49.62	534

Area	Hectares	Acres
External		
Site Area	0.369	0.912



For further details contact:

Adam Harvey
Partner
M: +44 (0) 7780 670 356
adam.harvey@rapleys.com



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 4, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT.

These particulars were produced in April 2026.

rapleys.com
0370 777 6292

PROACTIVE | CONNECTED | CREATIVE

RAPLEYS