

FOR SALE Church

Heaton Way United Reformed Church, Heaton Way
Romford, Essex RM3 7EU



Contact

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Location

The church is located off the north side of Heaton Way, approximately 200m north of the junction with Heaton Avenue and a similar distance to the east of Straight Road. The property is located in a predominantly residential area with limited local shopping. However, there is good access to the numerous shopping and other amenities of Romford, which is approximately a 10-minute drive and just over 2.5 miles to the southwest. Central London is just over 17 miles southwest. The county town of Chelmsford is a similar distance northeast.

There are excellent car connections with the A12 being just over 0.5 miles to the south and being accessed off the southern end of Straight Road. The closest mainline railway stations are Gidea Park and Harold Wood, which are 1.7 miles and 1.8 miles to the south and southeast respectively.

Description

The property is of traditional brick construction with a pitched roof over the main hall and flat felted roofs over the side rooms, kitchen and toilet facilities. The accommodation is primarily at ground floor level, with two stages overlooking the main hall and side chapel.

As well as the main hall and chapel there are five meeting rooms of varying sizes and a minister's vestry. There is also ample basement storage beneath the stage overlooking the main hall.

The property benefits from UPVC double glazing and central heating.

The property has a reasonable size car park, which is accessed off Heaton Way. There is also a good size garden area surrounding the building. Part of the garden has been fenced off and set out for use by a childcare provider that has previously been utilising part of the building.

Terms & Tenure

The freehold interest is being sold. We are seeking offers in the order of £1,250,000 for the vacant freehold interest.

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.

Suitable for a variety of community uses

Available with vacant possession

Potential refurbishment and development opportunity

Includes large open spaces and ancillary rooms

Includes a car park and garden space



Offers over
£1,250,000

Planning

The property falls under what is termed Class F1 Learning and Non-residential Institutions under the Town and Country Planning (Use Classes) Order 1987 (as amended). This Class provides that a property within this use can be used for a variety of non-residential community uses including the provision of education, as a place of worship or religious instruction, public hall or exhibition hall, museum, for the display of art (other than for sale or hire), public libraries or reading rooms or law courts. Use can swap between the above purposes without the need to obtain consent for a change of use.

The property is located within the London Borough of Havering and is therefore subject to the Borough's planning policies.

These include policy seeking to protect existing community facilities. There is generally a strong demand for buildings in community use and given Havering's planning policy it could be difficult to obtain planning permission for alternative uses. From a search of Havering's website the property does not appear to be statutorily or locally Listed and is not located in 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.

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.

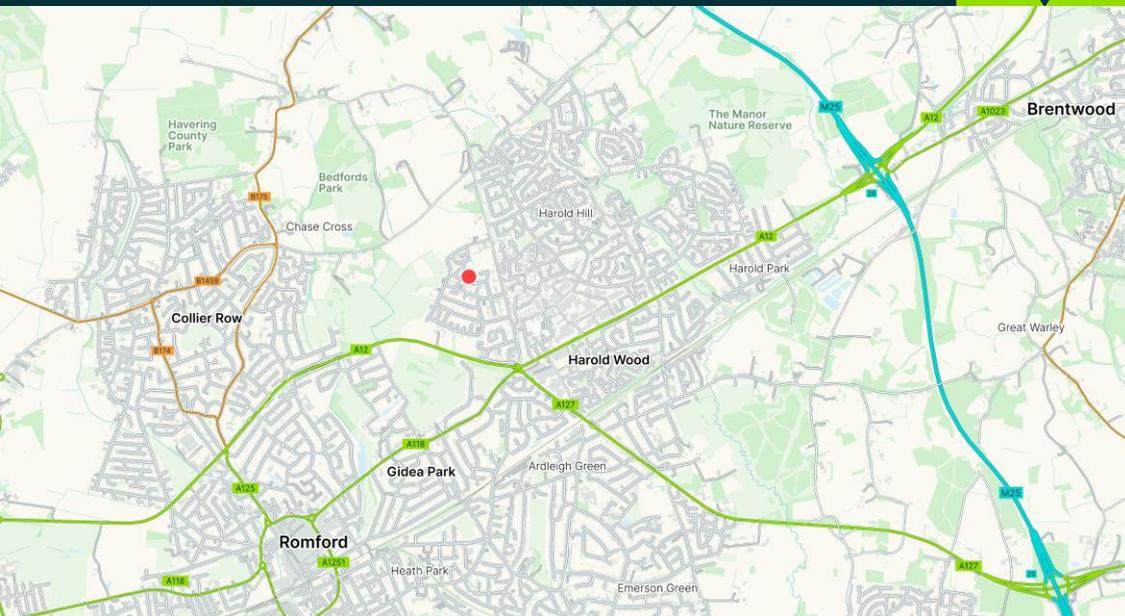
VAT

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

Viewing

Viewings can be arranged through the sole agent Rapleys.





For further details contact:
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