



35 Weir Road
Balham
SW12 0NU



TRILOGY

LAND | DEVELOPMENT CONSULTANCY | NEW HOMES

Of Interest to Occupiers and Developers

An outstanding opportunity to acquire a substantial church with ancillary halls in a favoured South West London location – considered suitable for either its continued use (primarily class F1 but with ancillary F2), or alternatively offering significant potential for redevelopment (subject to obtaining the necessary consents) for a variety of uses including residential, retirement living, health care, care home, child care or educational purposes.

Former Church and Halls 35 Weir Road, Balham SW12 0NU

Location

The property is prominently located on the northeastern side of Weir Road within the Clapham Park area of Balham, to the south of Clapham Common and to the north of Balham High Street and Balham Railway mainline. Tooting and the open spaces of Tooting Common are situated to the south. Balham main line station (approximately 0.8 miles) offers a regular commuter service into London Victoria with a journey time of approximately 14 minutes. Clapham South underground station (Northern Line) is within a similar distance. There are a number of local bus routes that serve the area. Balham High Street is within walking distance and offers a comprehensive range of shops, bars and restaurants.

Description

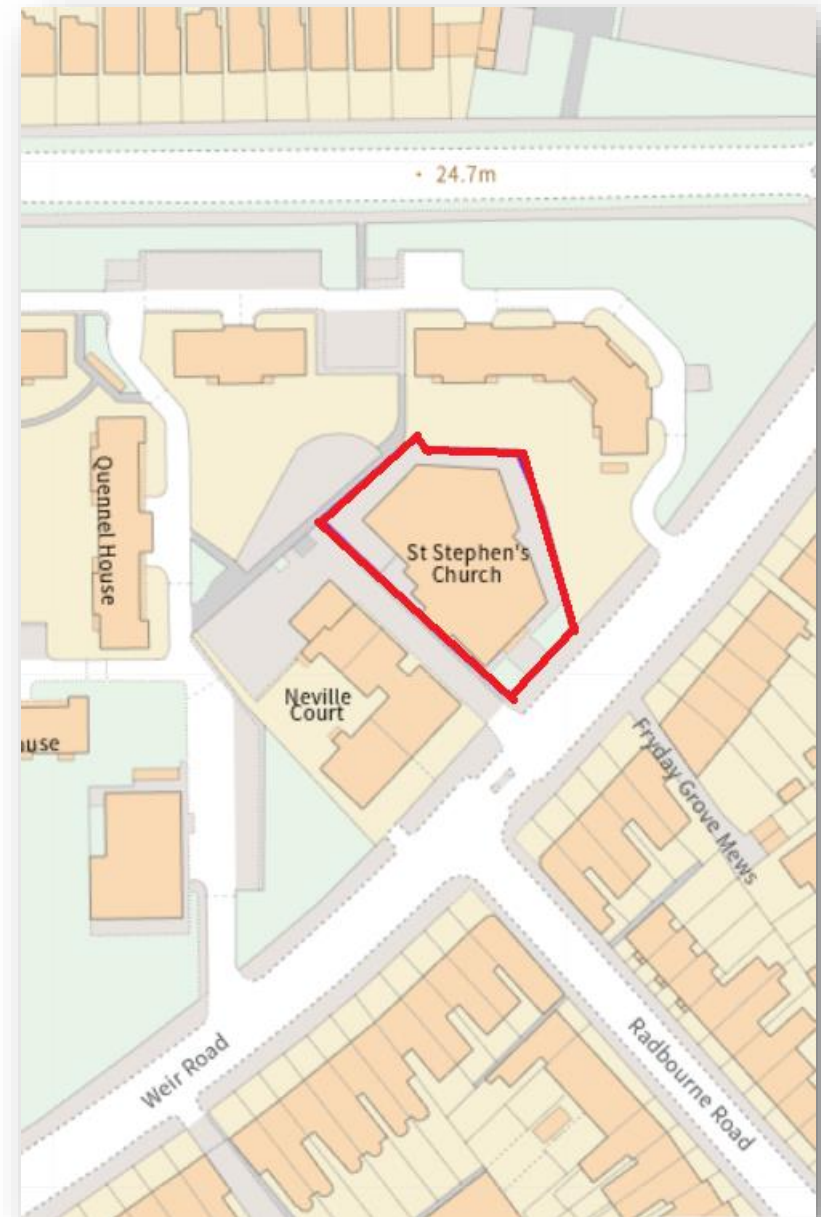
The property comprises a 1970's single-storey former church and hall complex arranged as 2 main halls (including one with a significant floor to ceiling height), 2 smaller halls and further ancillary rooms, Kitchens (2), WCS, offices and ample storage. The building's footprint covers much of the site although the building benefits from outside space to the front, sides and rear.

In all the building extends to approximately 7,799 sq. ft/724.6 sq. m.

The site extends to approximately 0.311 acres/0.125 hectares.

Planning

The property lies within the jurisdiction of the London Borough of Lambeth. No formal or informal approaches have been made of the Local Authority and interested parties should make their own enquiries. The property has previously been used for religious worship, together with a range of community uses, and a children's day nursery.







The Opportunity

For owner occupiers and especially those wishing to continue to use it for religious worship and other institutional/community-based uses, 35 Weir Road offers the opportunity to acquire a prominently located, substantial and very flexible freehold building, situated in a popular southwest London address.

Alternatively, the site (subject to obtaining the necessary consents) offers an exciting opportunity for redevelopment, for either its existing use, or a variety of alternative uses, including residential.

An indicative massing and feasibility study has been prepared by MAA Architects and which is available to download from the Micro-Site. Whilst this is entirely illustrative, (and which has not been discussed with the Local Planning Authority), the envisaged scheme proposes a community/ institutional use on the ground floor and with five further floors of residential above it arranged as 36 x 1-, 2- and 3-bedroom apartments. Any scheme will need to respect the immediate built environment as well as National, London-wide and adopted Lambeth planning policy including the provision of affordable housing, the payment of the Community Infrastructure Levy (Lambeth and Mayoral CIL).

Tenure

The property is held Freehold with Title absolute. The property is currently the subject to a number of short-term hires (licence agreements) that expire at the end of April 2023. The property will be sold with full vacant possession.

Services

The property is connected to all mains services, but purchasers should make their own enquires as to their adequacy for their intended use of the property.

Method of Sale

The property is to be sold via an informal tender on a bid date to be advised. Bids will be considered on an unconditional basis only. Given the Vendor's charitable status, claw back provisions will be included as part of the sale contract.



Weir Road, Balham, London, SW12 ONU

Approximate Gross Internal Area = 724.6 sq m / 7799 sq ft

VAT

The property is not elected for VAT.

Viewings

Only by appointment with Trilogy which will be via a series of grouped appointments. Please call 07496 997 606 or hugos@trilogy.uk.com. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

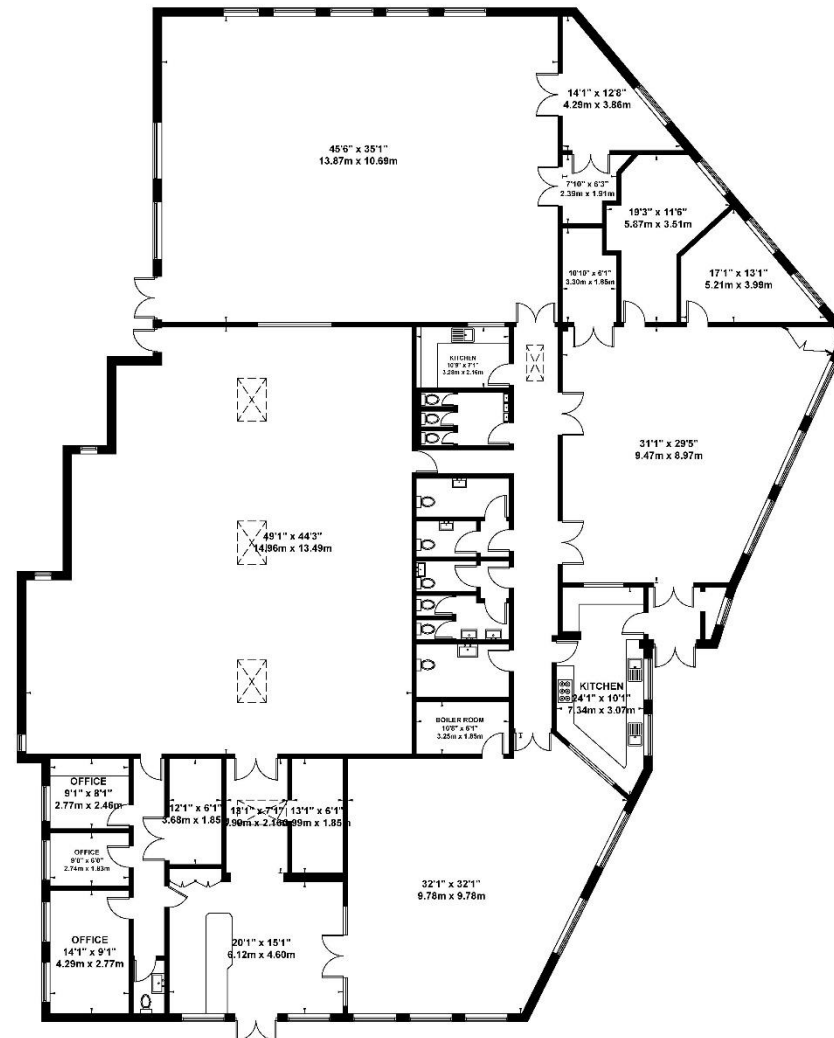
Additional Information

A password protected microsite has been prepared for the marketing of this property. This hosts a data room of pertinent information. Please contact the selling agents for the login details.

Brochure &

Photographs created: March 2023

EPC: TBC



Exposure House © 2023
www.exposure.house

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Castle Court, 41 London Road, Reigate, Surrey, RH2 9RJ

T: Reigate: 01737 847 600 T: London: 020 7971 1159

trilogy.uk.com



TRILOGY

LAND | DEVELOPMENT CONSULTANCY | NEW HOMES