

BISCOE CRAIG HALL

CHARTERED SURVEYORS

FREEHOLD FOR SALE

ST LUKE'S CHURCH & HALL, CORNER OF GREENLEAF ROAD & BROOKDALE ROAD, WALTHAMSTOW, LONDON E17

Approximately 733.19sq.m. (7,889sq.ft.) Net Internal Area

Overall Site Area Approximately 0.102ha (0.252ac)

Location: The property is located on the northern side of Greenleaf Road on the corner with Brookdale Road and not far from the junction with Hoe Street (A112). Walthamstow Central mainline and Underground (Victoria Line) station is a short walk to the south providing access to Central London. The property is situated in a predominantly residential area but close to the local amenities on Hoe Street and on Walthamstow High Street

Description: The property is an Edwardian church built in 1902 of brick construction under a pitched part tiled and part felted roof. The adjacent hall is of similar construction and was built in 1906. The Church provides a main worship area with ancillary rooms and is all at ground floor level. The adjacent hall building is two-storey and consists of a hall at each level with a kitchen and toilet facilities on the ground floor.

Accommodation: The property provides the following accommodation:-

Church

Worship Area	24.03m x 15.60m	374.86sq.m.	(4,034sq.ft.)
plus	5.84m x 3.55m	20.73sq.m.	(223sq.ft.)
Vestry	4.83m x 3.14m	15.16sq.m.	(1634sq.ft.)
Kitchen	4.30m x 3.30m	14.19sq.m.	(153sq.ft.)
Rear Room	11.89m x 5.67m	67.41sq.m.	(725sq.ft.)
Side Room	4.83m x 3.38m	16.32sq.m.	(176sq.ft.)

Total Church Area 508.69sq.m. (5,474sq.ft.)

Hall

Ground Floor

Hall	10.94m x 6.10m (at widest points)		
less	2.40m x 0.86m	64.67sq.m.	(696sq.ft.)
Kitchen	6.20m x 4.65m	28.83sq.m.	(310sq.ft.)
WC Facilities			

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ST LUKE'S, WALTHAMSTOW

First Floor			
Hall	16.75m x 6.10m	102.17sq.m.	(1,100sq.ft.)
Rear Room	6.20m x 4.65m	28.83sq.m.	(310sq.ft.)
Total Hall Area		224.50sq.m.	(2,416sq.ft.)
Overall Total (Church and Hall)		733.19sq.m.	(7,889sq.ft.)

Planning: The established use of the building falls within class D1 of the Town and Country Planning (Use Classes) Order. Permitted uses not requiring planning permission therefore include religious worship, day nursery school, other non-residential educational use, provision of medical and health service, public hall, library and gallery.

The property is located in the London Borough of Waltham Forest and is therefore subject to the provisions of the Boroughs Unitary Development Plan (UDP). The UDP recognises the need to encourage and retain the provision of community buildings. However, from informal discussions with the planning officer we understand consideration would be given to a change of use and redevelopment of the site.

The building is not listed or in a conservation area. All interested parties are encouraged to make their own enquiries of the Borough's planning department. Tel: 020 8496 3000.

Ecclesiastical Consents: An alternative use/user for the building will require a Scheme under the Pastoral Measure to be obtained, and will be subject to the normal covenants imposed by the Church Commissioners (details of which are available on request).

Terms: Offers are invited in the region of £1,250,000 for the benefit of the freehold interest with vacant possession.

Rating: We understand that the property is currently exempt but may be subject to reassessment in the event of a change of use.

VAT: The terms mentioned in these particulars are exclusive of VAT (if applicable).

Viewing: Strictly through sole agents Biscoe Craig Hall. Please contact Adam Harvey on 020 7242 4321 or E-mail: adam.harvey@biscoecraighall.co.uk.

ST. LUKE WALTHAMSTOW



Ordnance Survey

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Location Plan

BISCOE CRAIG HALL