

FOR SALE

ST MICHAEL & ALL ANGELS CHURCH, BORGARD ROAD, WOOLWICH, LONDON SE18

SUITABLE FOR A VARIETY OF COMMUNITY (D1) USES

Approximately 588.88sq.m. (6,335sq.ft.)

- Location:** The property is located on the northern side of Borgard Road at the junction with Eustace Place. Woolwich Dockyard mainline railway station is less than 100 meters to the east providing regular services to Central London via London Bridge. The former Church school is located immediately adjacent to the property along with the former vicarage, which was sold off some years ago. The property is located in a predominantly residential area but with easy access to local shopping and other amenities.
- Description:** The main part of the property is a traditional brick built Victorian church built in the 1870's under a pitched tiled roof. The property was repaired and extended in the 1950's. The premises provide a main worship area, chancel, Lady Chapel, clergy vestry, choir vestry and disabled toilet. There is also a single room and organ loft at mezzanine level and a small basement housing the boiler.
- Although the property is structurally sound the latest quinquennial survey raised a number of items, most significantly the roofs, which are in need of repair. The property would benefit from significant modernisation and refurbishment. There is an area of hard standing to the side of the property with room to park a number of cars off road. There are rights of access reserved to the former school caretakers house over this land.
- Accommodation:** From the measurements taken on site we have calculated the approximate net internal areas of the property to be as follows: -
- | | | |
|----------------------|--------------------|----------------------|
| Main Worship Space | 346.08sq.m. | (3,725sq.ft.) |
| Chancel | 95.71sq.m. | (1,030sq.ft.) |
| Lady Chapel | 47.88sq.m. | (515sq.ft.) |
| Clergy Vestry | 14.99sq.m. | (161sq.ft.) |
| Choir Vestry | 29.81sq.m. | (320sq.ft.) |
| First Floor Storage | 29.81sq.m. | (320sq.ft.) |
| Organ Loft | 24.60sq.m. | (264sq.ft.) |
| Disabled WC | | |
| Overall Total | 588.88sq.m. | (6,335sq.ft.) |

Biscoe Craig Hall for themselves and for the vendor or lessors of the property whose agents they are, give notice that: i) the particulars are produced in good faith, are set out as a general guide only, do not constitute any part of a contract; ii) no person in the employment of Biscoe Craig Hall has any authority to make or give any representative or warranty whatever in relation to this property.

020 7242 4321

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We have outlined our understanding of the boundaries of the property to be sold with red edging on the attached Ordnance Survey extract.

Planning: The building is subject to the policies of the London Borough Of Greenwich's Unitary Development Plan (UDP), which is in the process of being replaced by the new Local Development Framework.

The building falls within Use Class D1 of the Town and Country Planning (Use Classes) Order. This use class is described as non-residential institutional use, and provides that a building such as this can be used for a variety of community purposes including as a place of worship, a children's day nursery, crèche, public hall, museum, health centre, clinic, art gallery and non-residential educational uses, without the need to obtain planning permission for a change of use.

Greenwich's UDP includes a policy to protect such properties by retaining them in community use and resisting redevelopment.

The property is Grade II Listed but is not located within a Conservation Area.

Interested parties are encouraged to make their own enquiries of the London Borough of Greenwich's planning department.

Services: Although they have not been tested we understand that all main services are available.

Business Rates: We understand that the property does not currently attract a liability for rates, although this could change depending upon the purpose to which the property is used.

Terms: Offers are invited in the region of £1,250,000 for our client's freehold interest.

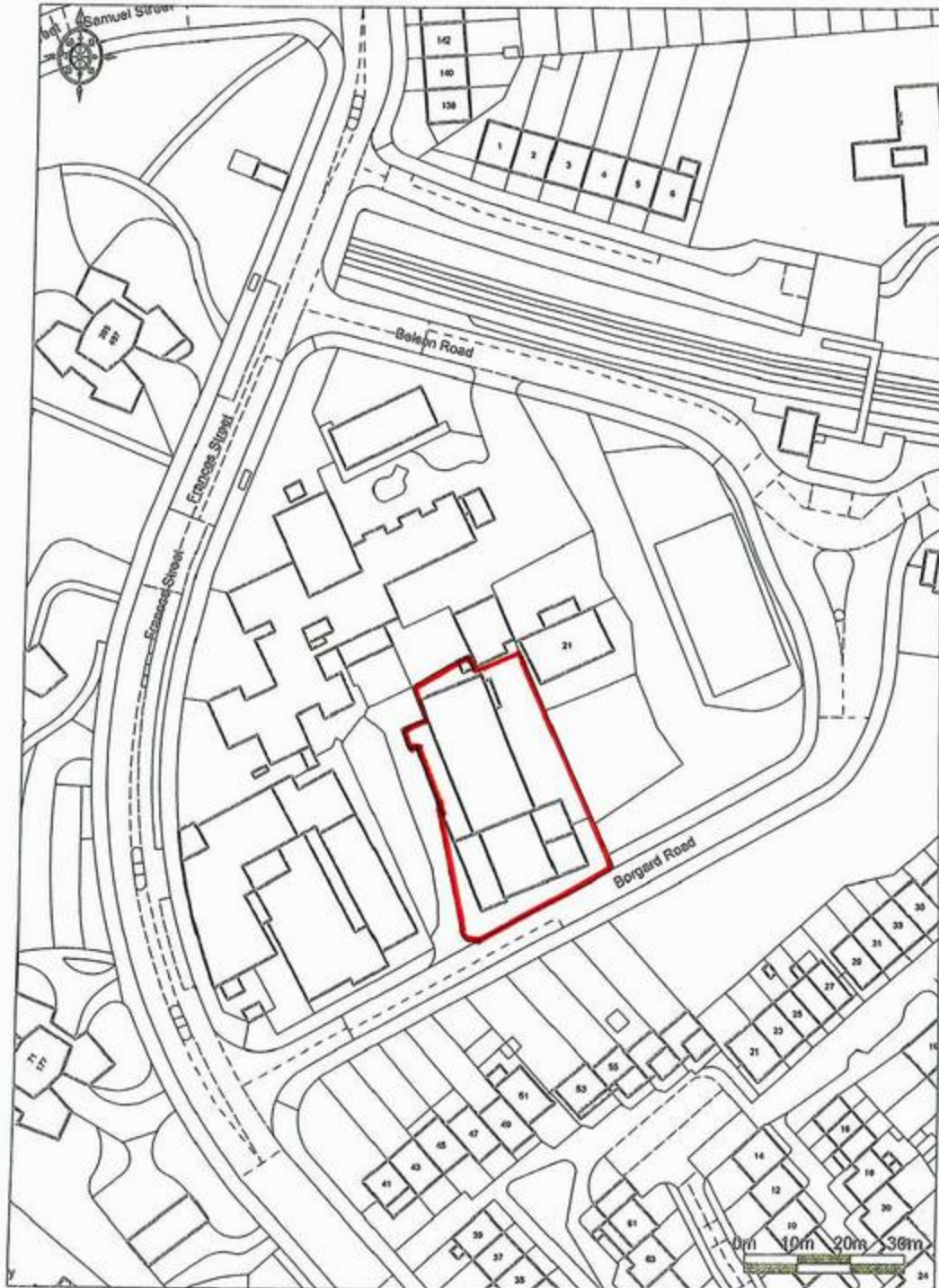
The sale will be subject to an agreement with the existing Parish enabling them to continue to use the premises every Sunday between the hours of 11am and 2pm and such other times as may be agreed.

Parties making offers will need to provide evidence of the necessary funding.

Legal Fees: Each party to bear their own costs.

Viewing: Strictly by appointment through Adam Harvey at sole agents Biscoe Craig Hall. Tel: 020 7242 4321 or E-mail: adam.harvey@biscoecraighall.co.uk.

ST MICHAEL AND ALL ANGELS WOOLWICH BORGARD ROAD SE18 5LD



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SITE PLAN