

Suitable for range of D1 uses. Potential for residential development or other uses, subject to any necessary consents.



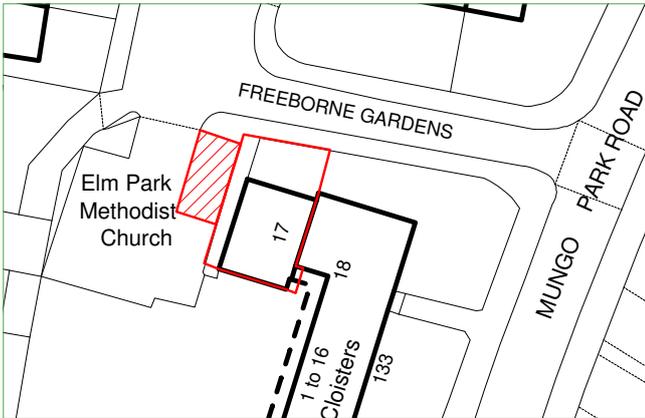
**Elm Park Methodist Church,
17 Freebourne Gardens,
Rainham,
Essex, RM13 7PR**

- **Site of 0.027 acres**
- **Established residential area**
- **Modern purpose built Church suitable for range of D1 uses**
- **Potential for conversion to one or two dwellings**
- **Approximately 1,400 sq ft (GIA)**
- **Offered freehold with vacant possession**



ELM PARK METHODIST CHURCH

GERALDEVE



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Location

The property is located on Freeborne Gardens off Mungo Park Road leading to South End Road which links the towns of Hornchurch and Rainham. Freeborne Gardens is a cul-de-sac of two storey modern housing and flats. The A13 is 2.5 miles to the south providing links into central London. The M25 motorway is approximately 6.5 miles to the east.

It is well served by local buses with the nearest stop being yards away from the property providing direct access to the surrounding towns of Hornchurch and Romford. Elm Park underground station (Zone 6) is approximately 1 mile away providing regular services to Bank, London Victoria and Wimbledon.

Shops, restaurants and amenities can be found a short walk away on the main high street of Elm Park Avenue or in nearby towns Dagenham and Rainham. Close by is the Bretons Outdoor Recreation Centre offering a range of outdoor activities and substantial open space for the surrounding community.

Existing accommodation

The property comprises a purpose built Methodist Church constructed in 1986. The property is of traditional cavity brick and block construction, under a slate effect mansard roof with single glazed timber frame casement windows. The accommodation is arranged over two levels and comprises a worship room a small vestibule office, W/C's, store, kitchen, small entrance area, meeting hall and provision for four car parking spaces. The property is directly connected to the adjoining block of housing association flats via a fire exit from the worship room.

The site extends to approximately 0.027 acres excluding the car parking spaces.

We estimate that the gross internal floor area is as follows:

Floor	Gross Internal Area	
	sq m	sq ft
Ground Floor	65	698
First Floor	65	698
Total	130	1,396

Planning

The property is situated within the London Borough of Havering. The principal use of the property is as a Methodist Church which falls within the D1 Use Class. A Section 52 planning agreement dated 21 October 1985 includes a clause which requires "the Methodist Church and the meeting hall shall not be utilised at the same time for any purpose other than purposes which are incidental or ancillary to one another". Clarification from the Council can be provided on request. The property may suit a range of other D1 uses or conversion to a house or flats subject to the necessary consents.

All enquiries regarding planning should be directed to the Council's planning department, who can be contacted on planning@haverling.gov.uk or 01708 433100

Tenure

The property is being offered freehold with vacant possession.

Offers

Offers are invited on either an unconditional and/or subject to planning basis, by way of an informal tender.

Viewings

Site viewings are strictly by appointment with the vendor's sole agents, Gerald Eve. We will be arranging viewing days in due course.

Further information

Further information, including floor plans and title information to be provided on request

Contact details

Please contact:

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Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

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