

# St Francis of Assisi, Fleetwood Road, Dollis Hill, London, NW10

Former church and separate car park with development potential

## **FREEHOLD FOR SALE**

Offers invited for the whole or as individual lots.

# Opportunity Summary

- Incredibly rare once-in-a-century opportunity to acquire the freehold of the historic St Francis of Assisi church.
- Located in Willesden, within the London Borough of Brent.
- Situated a short walk from Dollis Hill underground station, providing direct access to central London on the Jubilee line.
- Church building and separate car park are to be offered as a whole or as two individual lots.
- Lot 1 – a standalone Grade-II listed church building with character features and bell tower totalling 5,799 sq. ft GIA, ideal for owner-occupier use for a Christian religious group, nursery operator, or community use.
- Lot 2 – a separate car park of 0.142 acres comprising hard standing of a previously demolished building. Potential for redevelopment, with scoping study undertaken to provide either 3x 3-bedroom houses, or a 2.5-storey building to provide 5 flats.
- Lot 3 – combination of both the church building and the car park.

## The Opportunity

Lot 1: church – offers are invited in excess of **£1,750,000**, reflecting a capital value of **£300 per sq. ft** on the GIA.

Lot 2: car park – offers are invited in excess of **£450,000**, reflecting a land value of **£3.2m per acre**.

Lot 3: combined – **offers are invited** by informal tender.



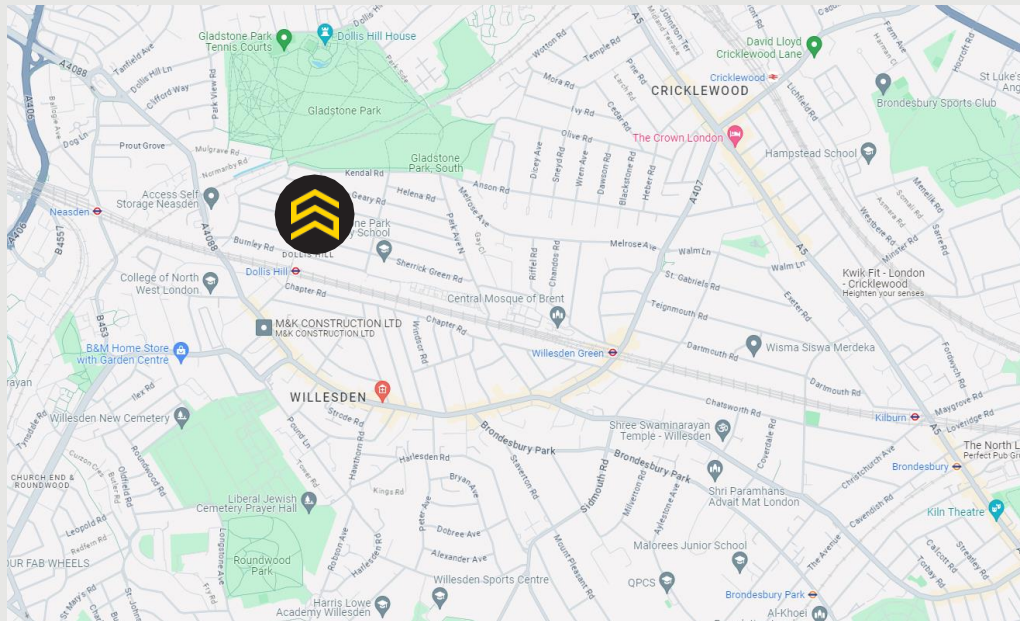
# Location

The property is located in north London within the London Borough of Brent.

The site is situated on the corner of Fleetwood Road and Cullingworth Road approximately 5 minutes' walk from the Dollis Hill Underground Station, and is a short walk from the popular Gladstone Park.

The location is almost exclusively of a residential nature albeit in the immediate vicinity of Dollis Hill Underground Station there is a concentration of commercial and retail premises.

The area is well connected with Dollis Hill Underground Station providing direct access into central London via the Jubilee line.



# The Property

## Description

The Site comprises the Grade II listed Anglican church of St Francis of Assisi, constructed in 1911, and a car park which is the hardstanding of a demolished former church hall.

The church building comprises a single-bay chancel with east and west aisles and east vestry, and east and west transepts, a north-facing nave of three-bays, a south-facing sanctuary, and a bell tower. The altar and organ are on the first floor.

The car park comprises the hardstanding of a demolished former church hall. Note that the internal photography is representative of the former occupier.



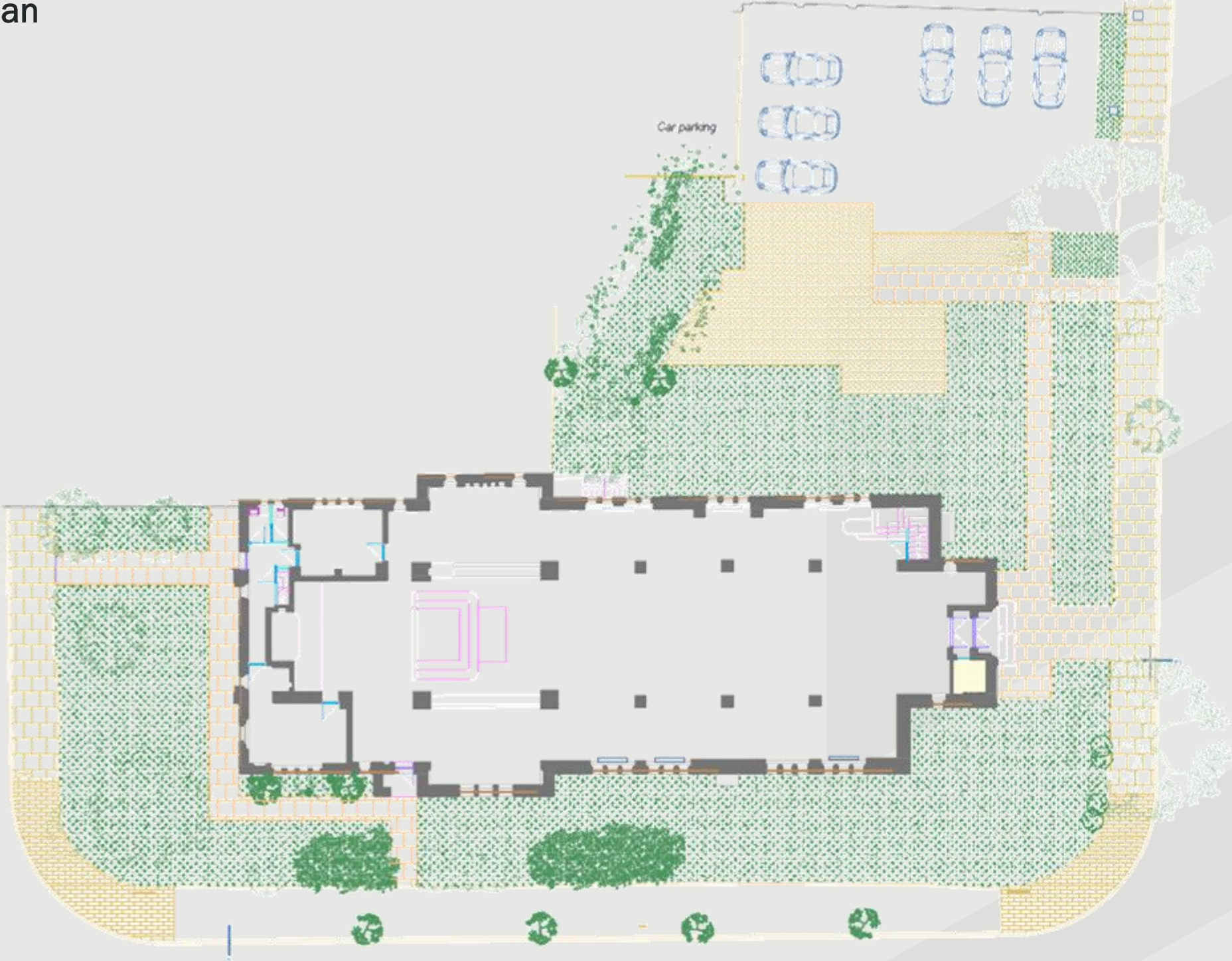
## Accommodation

A measured survey has been undertaken by Sterling Temple who have provided a gross internal area of 5,799 sq. ft GIA. We understand the floor-to-ceiling height at the highest point is c.10 metres.

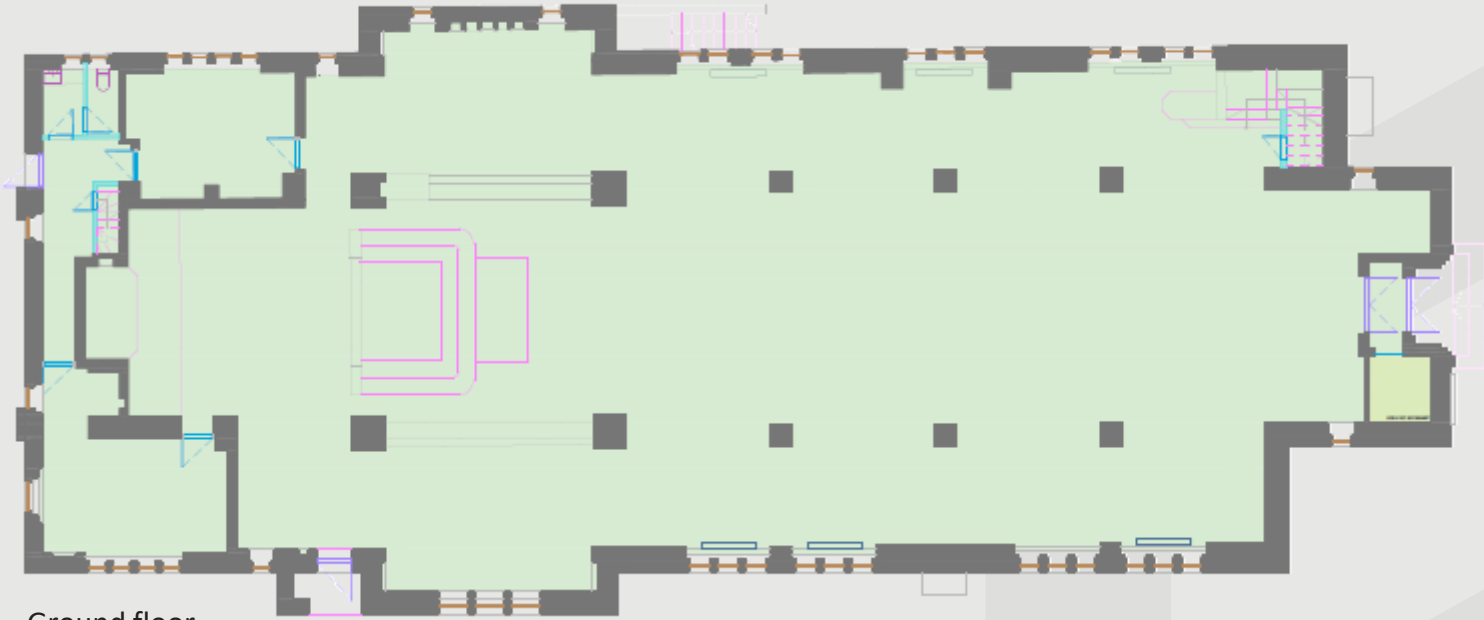
Floor	Sq. ft	Sq. m
Ground floor	5,376	449.4
First floor altar	110	14.9
First floor organ	263	24.4
<b>Total Gross Internal Area</b>	<b>5,799</b>	<b>538.7</b>



# Site plan



# Church building floorplan



Ground floor



First floor altar storage

First floor organ level

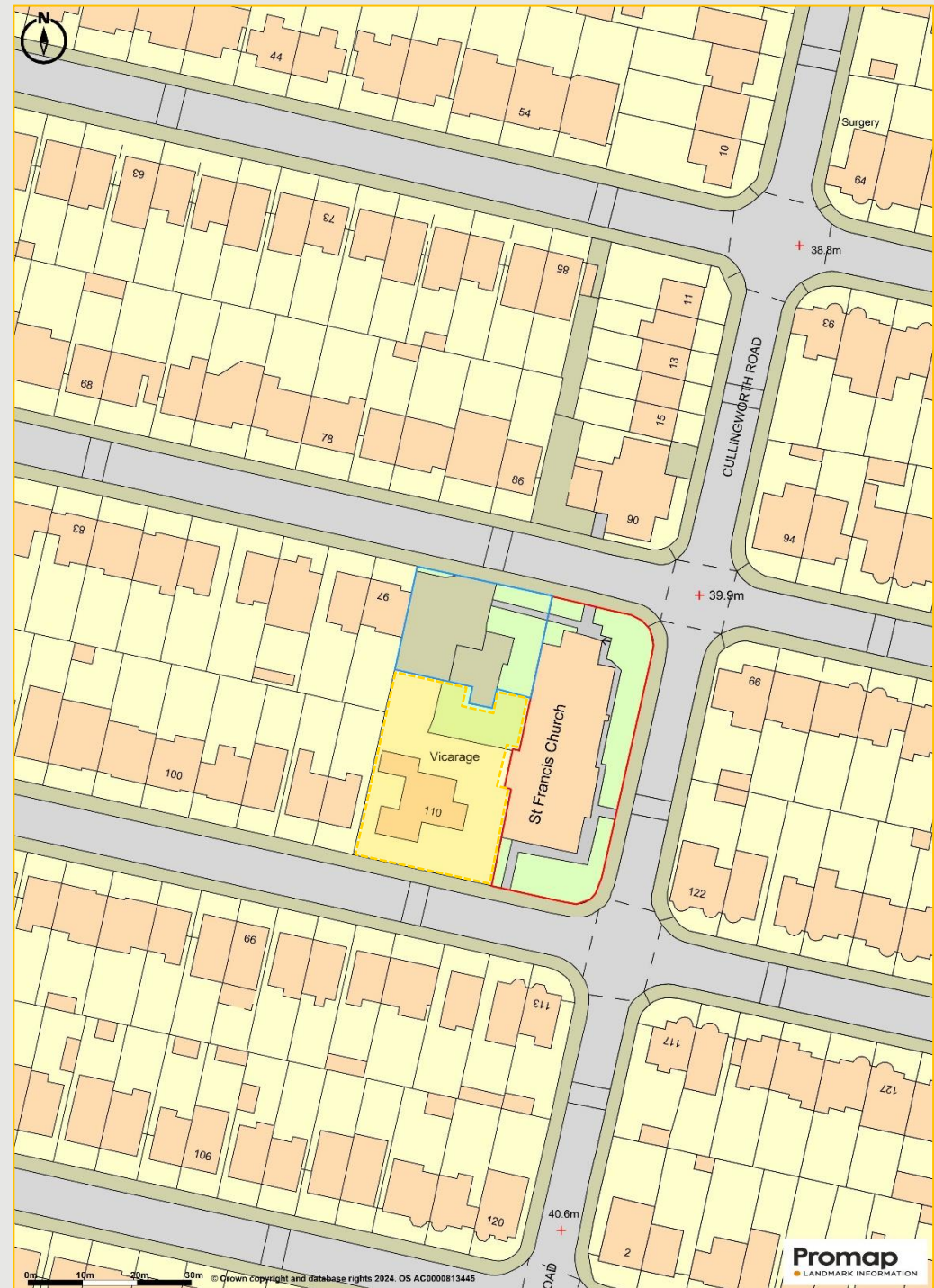
# Tenure

The property is held freehold on a site extending to 0.407 acres via two separate titles, outlined in red and blue on the opposing ProMap, and comprises:

Church building – title AGL188319 (0.265 acres)

Car Park – title NGL892487 (0.142 acres)

The church is occupied on a temporary basis by Guardians. Full vacant possession to be provided at exchange of contracts.





## Planning

The site lies within the London Borough of Brent. The church building is Grade-II Listed, but does not fall within a conservation area.

The church building is understood to have established F1 use.

## Technical Information

All further supporting technical information in relation to the sale is available to interested parties upon request.

## AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

## EPC

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## VAT

The property is not VAT-elected, therefore VAT is not payable on the purchase price.

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## Mission and Pastoral Measure 2011

The property is marketed on behalf of the Diocese of London and the Church Commissioners for England (charity registration number 1140097). The Diocese will review and present offers, accompanied by a recommendation, to the Church Commissioners who will act as vendor. It should be noted that a sale including Lot 1 will be subject to and in accordance with the provisions of The Church of England's Mission and Pastoral Measure 2011.

## Sale Process

The property is offered for sale by private treaty. Any offer should specify the proposed use or uses, and the vendor will determine which, if any, offers are taken further. Any successful offeror will be asked to provide proof of funds along with the likely acceptability of their proposal by the London Borough of Brent Council's planning authority. The vendor will also take into account the suitability of the proposed use in light of the previous religious use. A sale of Lot 1 will then be conditional on the outcome of the publication of a draft legal Scheme under the provisions of the Mission and Pastoral Measure 2011, including a statutory period of public consultation and agreement of the Church Commissioners Standard Covenants.

## Viewing & Further Information

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