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**Thames Ditton United Reformed Church  
Speer Road, Thames Ditton, Surrey KT7 0PP**



**CHURCH AND HALL**

**391.2 m<sup>2</sup> (4,211 ft<sup>2</sup>) approx. gross internal area**

**FOR SALE**

**FEATURES**

- Church, hall and further rooms
- Flexible accomodation
- Close to station
- Conservation area

**CONTACT**

Please contact **Ian Bingham** at  
[ibingham@caxtons.com](mailto:ibingham@caxtons.com)



## LOCATION

The church is conveniently situated 0.5km to the west of the High Street with its range of retail and other commercial uses; Thames Ditton Station lies less than 200m to the south. Surbiton and Kingston are also readily accessible with a wider range of services.

Good quality residential property predominates in the immediate area district but also close to the property are a school and sports ground.

## DESCRIPTION

The property comprises an Arts and Crafts style Church built around 1900 with a 1960s extension to provide the church hall and ancillary accommodation. The older part of the building has rendered elevations beneath a plain tile roof incorporating pitched dormers; the extension has brick elevations beneath flat roofs.

Occupying a plot with generous road frontage and limited depth, there are three road-facing entrances which present good opportunity for flexible uses. The central, principal entrance leads into a pleasant foyer with direct access to both church and hall.

Internally, the church sanctuary is largely unaltered. It has three ranks of pews, feature timber arches and posts and a block hardwood floor finish. There is some stained glass although elements are not original. There is an adjoining vestry room with period features including doors and fireplace.

The church hall has fair faced brick wall, a block hardwood floor finish. The timber soffit is supported on substantial timber beams. There is a further classroom, two kitchens and toilet accommodation all mainly with plastered and painted walls. Heating is mainly provided by electric panel convectors (untested).

Externally, there is a parking area capable of providing two spaces and a small garden/playspace to the rear.

## ACCOMMODATION

The property comprises the following approximate net internal areas:-

Floor	Description	Ft <sup>2</sup>	M <sup>2</sup>
Ground	Sanctuary	1572	146.0
Ground	Vestry	175	16.3
Ground	Main hall (inc store)	904	84.0
Ground	Classroom	291	27.0
Ground	Foyer (inc store x 2)	497	46.2
Ground	Kitchen 1	129	12.0
Ground	Kitchen 2	72	6.7
Ground	WCs		

We estimate the building has a gross internal area of approximately 391.2sq m (4,211 sq ft).

According to Ordnance Survey, the site extends to approximately 723 sq m (0.18 acres); a title plan is attached.

## PLANNING

We understand that the premises have until recently mainly been used for purposes now falling within Class F1 (Learning and non-residential institutions) of the Town and Country Planning (Use Classes) Order 1987. This class includes places of worship, museums, public libraries and public halls. Other uses are likely to require planning permission.

We understand the buildings are not on the statutory list under the Planning (Listed Buildings and Conservation Areas) Act 1990 but usual enquiries should be made. We also understand that whilst the property is within a Conservation Area it is not on the local list prepared by Elmbridge Council.

### Notice

-Caxtons for themselves and for vendors or lessors of this property whose agents they are, give notice that;

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Where applicable all figures quoted are exclusive of VAT.

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## TERMS

Offers in the region of £1,200,000 are invited for the freehold interest of the entire property. All offers should be submitted by email to **ibingham@caxtons.com** no later than Friday 17 September 2021 in accordance with the attached informative.

The sale will be with vacant possession other than a small triangle of open land at the northern end of the site which is currently licenced to the owner of 8 Speer Road at a fee of £1 per annum. The licence provides for its determination on not less than six months' notice.

### Viewing

By prior arrangement only, viewings will be possible via the sole agents on Tuesday 31 August from 14.00 and Wednesday 8 September 2021 from 10.00.

Caxtons - Ian Bingham  
ibingham@caxtons.com

V1

### Notice

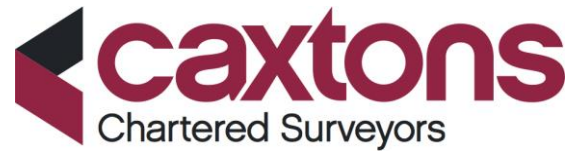
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2 August 2021

## Thames Ditton URC, Speer Road, Thames Ditton, Surrey KT7 0PP

### Offers

All parties wishing to submit an offer for the freehold interest in Thames Ditton URC, Speer Road, Thames Ditton, Surrey KT7 0PP should do so by email to [ibingham@caxtons.com](mailto:ibingham@caxtons.com) no later than **5pm on Friday 17 September 2021**.

In submitting an offer, please provide the following information:

1. The precise identity of the proposed purchaser.
2. Whether the offer is subject to any matter, other than contract and the usual searches and enquiries. If the offer is subject to other matters, details should be provided in full.
3. The means by which the purchase would be funded together with supporting information.
4. The proposed future use of the premises.
5. Detail of the solicitor acting for the purchaser, should the offer be accepted.
6. Any other information which should be considered by the vendor in arriving at its decision.

If you have any queries, please contact me.

**Ian Bingham BSc MRICS MCI Arb**

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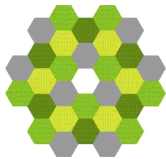
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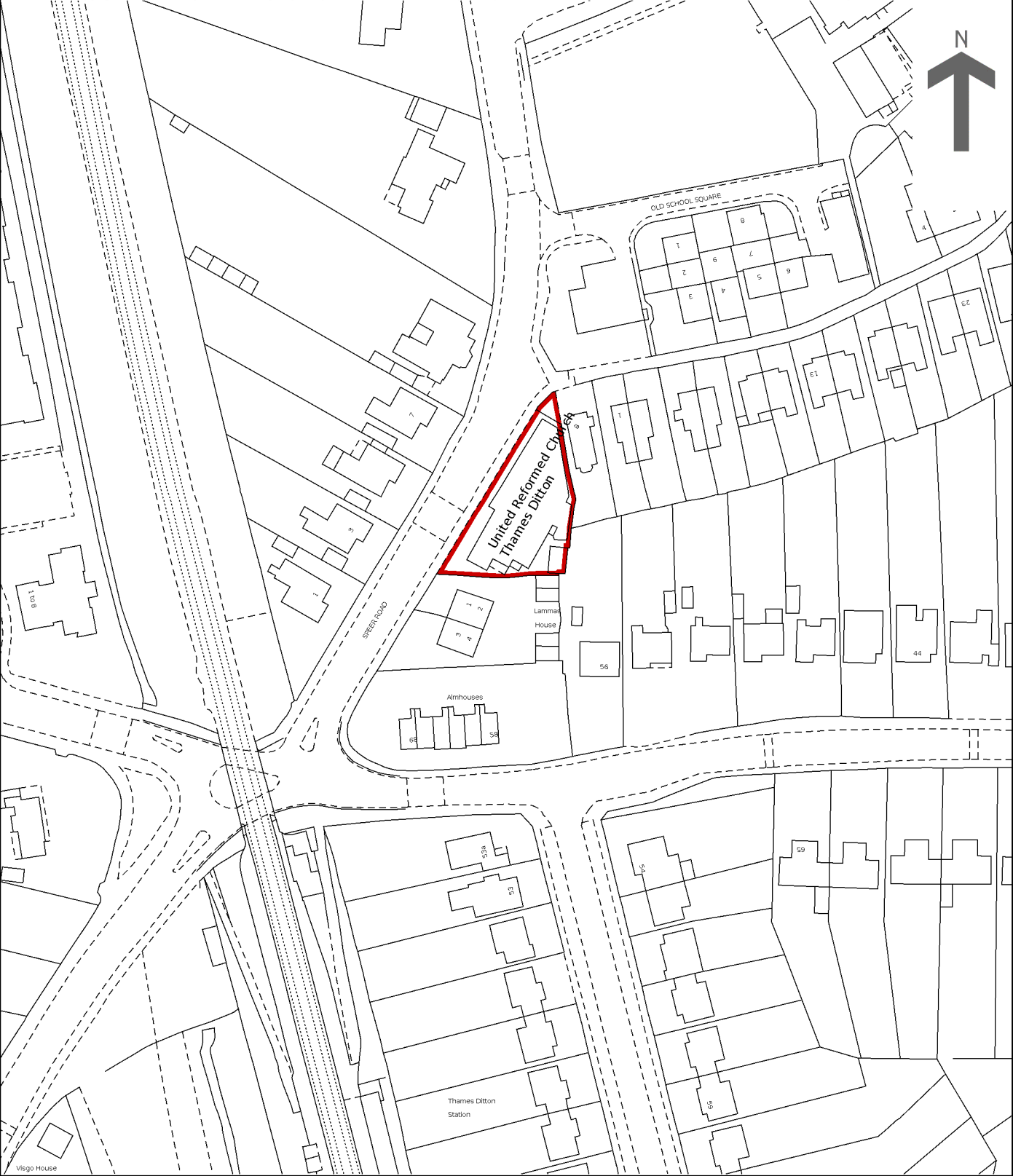
# HM Land Registry

## Current title plan

Title number **SY781038**  
Ordnance Survey map reference **TQ1566NE**  
Scale **1:1250**  
Administrative area **Surrey : Elmbridge**

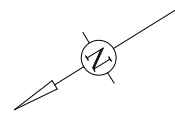
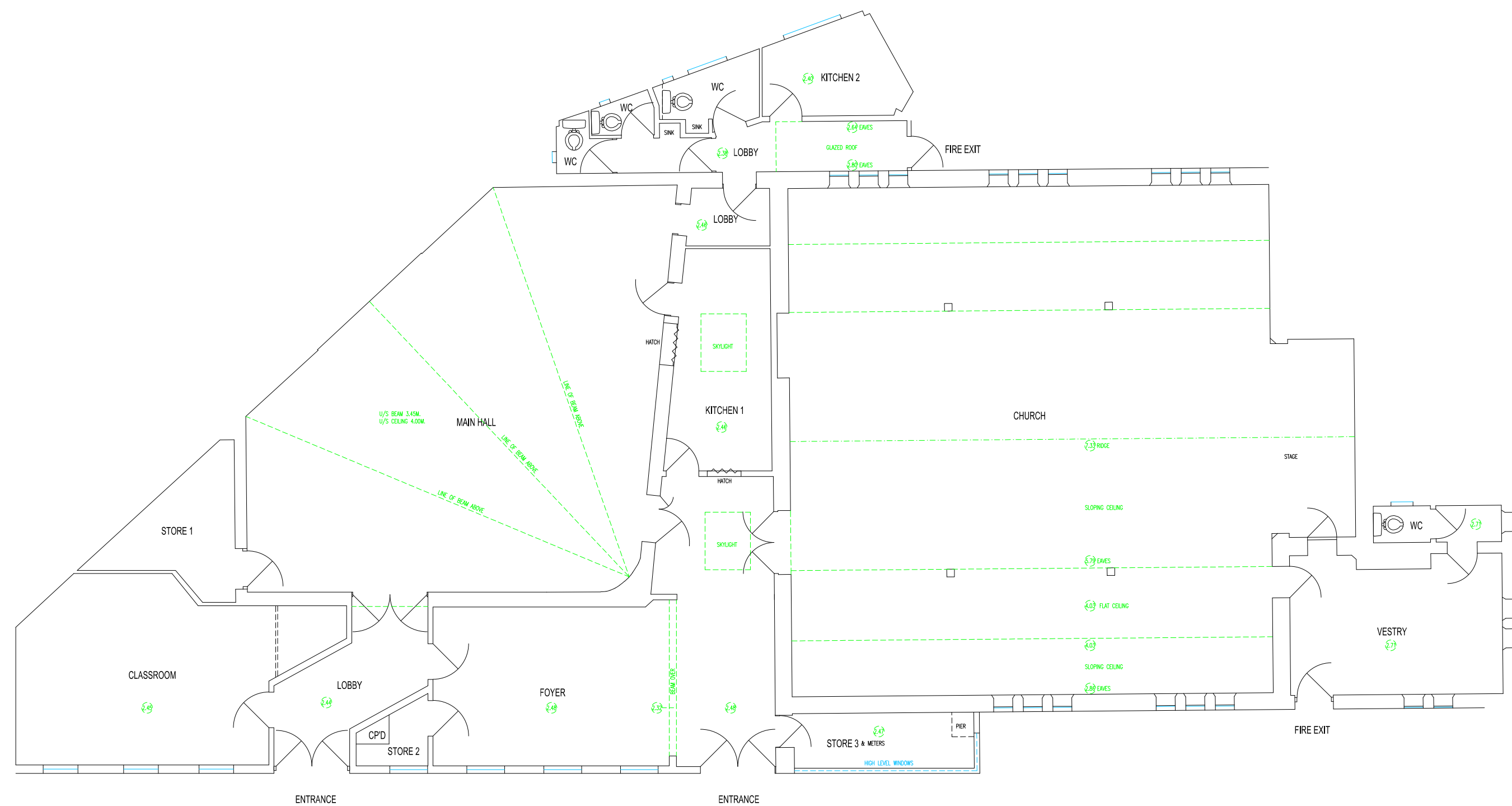


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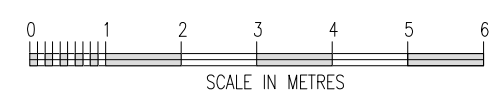


This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 28 June 2021 at 14:28:45. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Durham Office.



SCALE 1/100



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