

## CHURCH AND HALL COMPLEX

26 Hollingworth Court  
Ashford Road  
Maidstone  
ME14 5PP

Tel: 01622 234886

Email: [ibingham@caxtons.com](mailto:ibingham@caxtons.com)



### **Eltham United Reformed Church** **1 Court Road, Eltham** **London SE9 5AD**

Approx 1070 m<sup>2</sup> (11,514 ft<sup>2</sup>) total gross internal area  
0.29 hectares (0.72 acres)

## **FOR SALE**

- ▶ Large church, hall, meeting rooms and flat
- ▶ Central location close to High Street and Station
- ▶ Generous site with parking and outside space
- ▶ Non-listed building



01622 234886

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### Location

The church is conveniently situated approximately 200m to the south of Eltham High Street and town centre with its range of retail, restaurants and other uses; Eltham Station (zone 4) is approximately 0.4 miles (0.7km) distant.

Immediately adjoining is a NHS Clinic although generally Court Road to the south comprises good quality residential accommodation. Eltham Palace and Royal Blackheath Golf Club are to the south.

### Description

The property comprises an extensive church complex with frontage to Court Road and Philpot Path (a pedestrian way). The main church element is understood to have been constructed in the late 1930s although there have been some subsequent extensions and alterations.

The church has principally brick elevations; the steeply-pitched roofs are predominantly covered in plain tiles although there are other covering to parts.

Occupying a generous plot with in-and-out access to Court Road, there is good car parking provision with approximately sixteen spaces and further areas of garden. There are multiple entrances into the buildings which present opportunities for flexible uses. A plan is attached which demonstrates the general arrangement and approximate floor areas of the various elements.

Internally, the accommodation is largely at ground floor level. The main Church sanctuary is impressive with lofty height; there is some stained glass, a gallery and ranks of pews. Other areas provide for supporting functions and are finished to appropriate standards. Space heating is by gas-fired convectors and other means.







## 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, schools, public libraries and public halls. Other uses are likely to require planning permission.

It appears the buildings are neither on the statutory list under the Planning (Listed Buildings and Conservation Areas) Act 1990 nor on Greenwich Local Heritage List. Usual enquiries should be made.

## Accommodation

The property comprises the following approximate net internal accommodation:-

Description	SQ M	SQ FT
Sanctuary (inc lobby & organ)	324.7	3,495
Hall	146.2	1,574
Hall	57.2	615
Hall	57.0	614
Room x 4 (total)	76.8	827
Kitchen x 2 (total)	21.5	231
Store x 5	59.6	642
Gallery	50.8	546
Flat 4 rooms K&B	67.1	722

In addition the property provides toilet accommodation and circulation areas etc. The building has a gross internal area (all floors) of approximately 1069.7 sq m (11,514 sq ft). The attached floor plans provide more information.

According to Ordnance Survey, the site extends to approximately 2921 sq m (0.72 acres).

## Terms

Offers in the region of £3,000,000 are invited for the freehold interest on the basis of an unconditional sale. Conditional offers may also be submitted. VAT will not be payable on the purchase price. All offers are to be submitted no later than 5pm on Friday 15 August 2025 in accordance with the attached letter.

## Viewing

By prior arrangement only, viewings will be possible via the sole agents on Tuesday 15 July at 2.00 pm, Thursday 24 July at 11.00 am and Monday 4 August 2025 at 11.00 am.

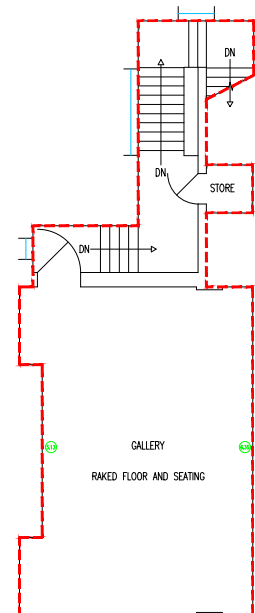
V1



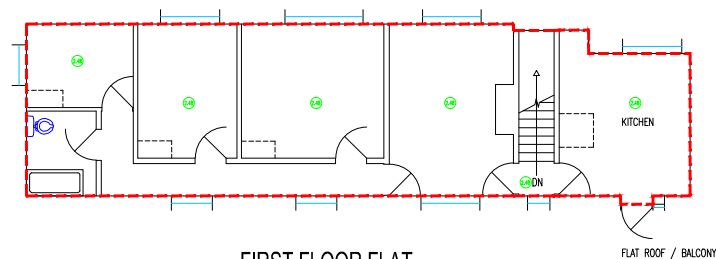
Viewings on Tuesday 15 July at  
2.00 pm, Thursday 24 July at  
11.00 am and Monday 4  
August 2025 at 11.00 am by  
confirmed email appointments  
with Ian Bingham

Please contact:

Ian Bingham  
07947 373836  
01622 234886  
ibingham@caxtons.com

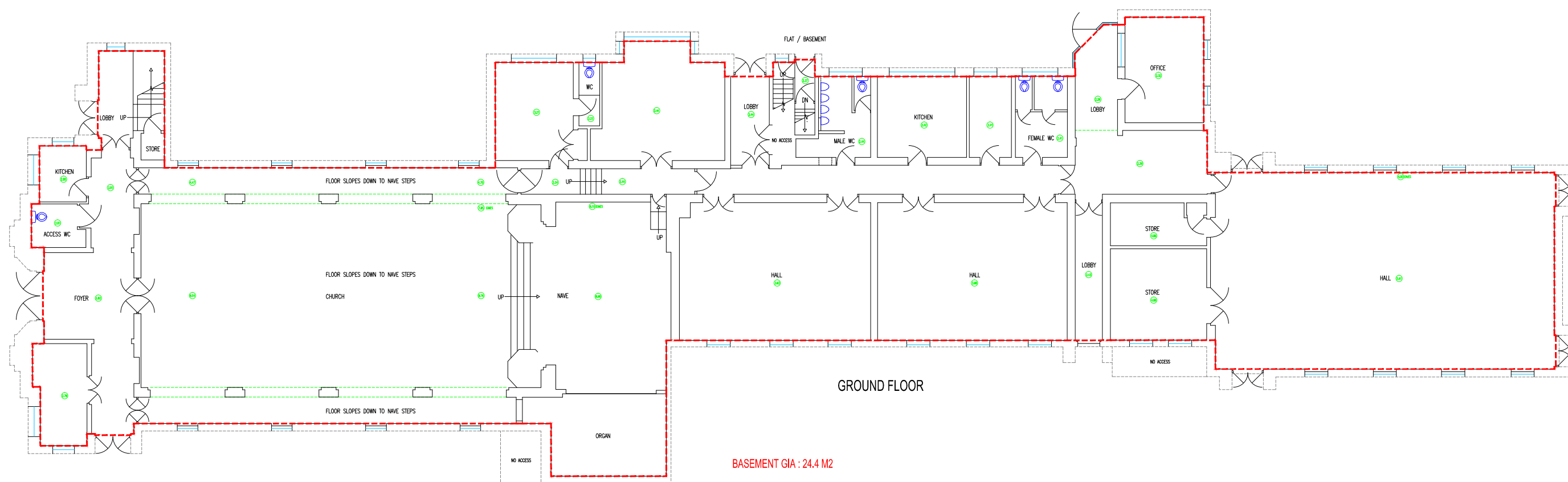


FIRST FLOOR GALLERY  
FIRST FLOOR GIA : 71.9 M2



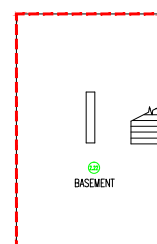
FIRST FLOOR FLAT

FLAT NIA : 77.7 M2



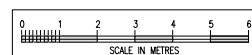
GROUND FLOOR

BASEMENT GIA : 24.4 M2



BASEMENT

GROUND FLOOR GIA : 895.7 M2



SCALE 1/200

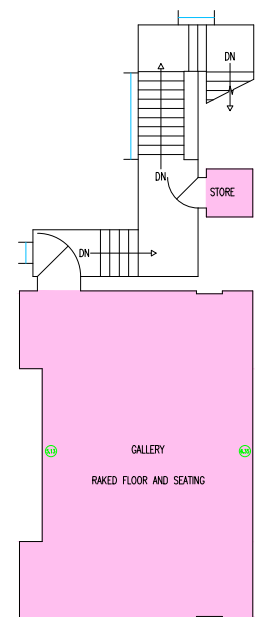
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ADDRESS ELTHAM UNITED REFORM CHURCH  
1 COURT ROAD LONDON SE9 5AD  
PROJECT - AREA PLAN  
GIA

DATE 17/12/24 DWG. NO. 1777 GIA  
SCALE 1/200 @ A3 CAD NO.

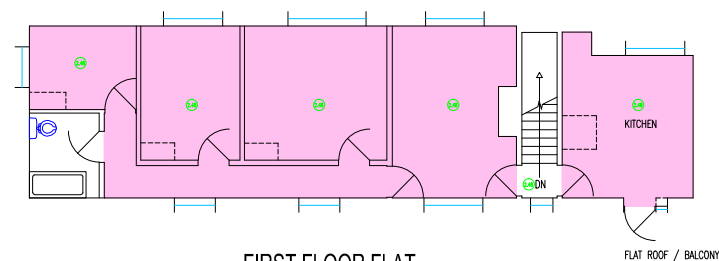
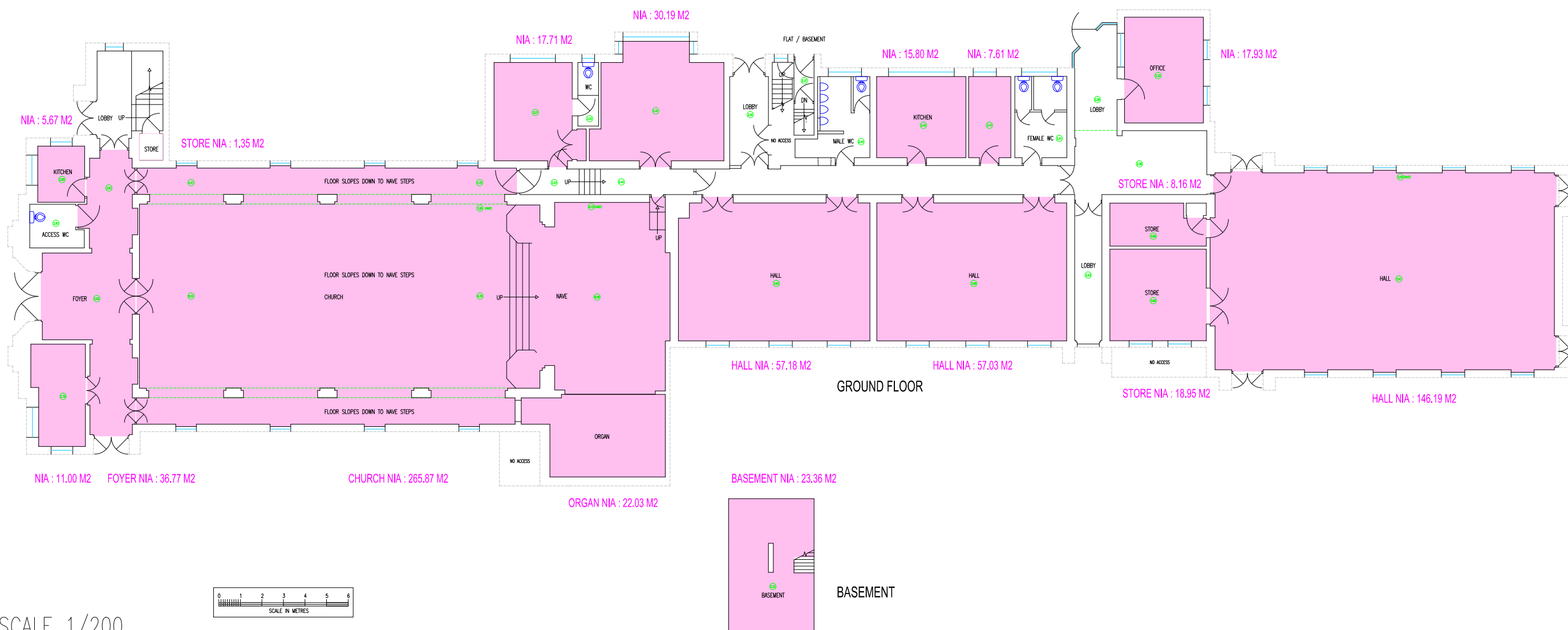
**WOODFALLS**  
SURVEYING SERVICES LTD  
157 SHIRLEY CHURCH ROAD  
CROYDON SURREY  
CR0 5AJ  
0792 1931 306  
woodfalls.ltd@gmail.com



FIRST FLOOR GALLERY

STORE NIA : 1.55 M2

GALLERY NIA : 50.77 M2

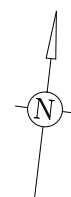
FIRST FLOOR FLAT  
FLAT NIA : 67.10 M2

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**WOODFALLS**  
SURVEYING SERVICES LTD

157 SHIRLEY CHURCH ROAD  
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Your ref:

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Ashford Road  
Maidstone, ME14 5PP

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Email: [ibingham@caxtons.com](mailto:ibingham@caxtons.com)

July 2025

## **Eltham United Reformed Church**

**1 Court Road, Eltham, London SE9 5AD**

### ***Offers***

All parties wishing to submit an offer for the freehold interest in Eltham United Reformed Church, 1 Court Road, Eltham, London SE9 5AD should do so by email to [ibingham@caxtons.com](mailto:ibingham@caxtons.com) no later **than 5pm on Friday 15 August 2025**. The vendor reserves the right to proceed with an offer prior to this date.

In submitting an offer, please provide the following information:

1. The precise identity of the proposed purchaser.
2. The price offered for the property,
3. 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.
4. The means by which the purchase would be funded together with supporting information.
5. The proposed future use of the premises.
6. Detail of the solicitor acting for the purchaser, should the offer be accepted.
7. 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**