



St Mary and St Ethelburga Church, Former School and Presbytery,
41 Linton Road, Barking, IG11 8HG

OPPORTUNITY TO ACQUIRE A FORMER SCHOOL AND PRESBYTERY, SUITABLE FOR A RANGE OF ALTERNATIVE USES,
SUBJECT TO PLANNING PERMISSION

NEWMARK

A406

Longbridge Rd

Wilmington Gardens

A124

Fanshawe Ave

Gurdwara Way

Barking



Cecil Ave

Roslyn Rd

A124

North St

Linton Rd

Salisbury Ave

124

Abbey Rd

Broad

Cranborne Rd

St Andrew's Rd

Essex Rd

Opportunity

- Unique opportunity to acquire a former school and presbytery, with scope for repurposing or redevelopment
- Conveniently located 0.2 miles from Barking station
- Former school Gross Internal Floor Area (GIA) of 793 sqm (4,830 sq ft)
- Presbytery Gross Internal Floor Area (GIA) of 344 sqm (3,706 sq ft)
- Site area of c. 0.18 acres
- Former school F1 or F2 Use
- Presbytery C3 Use
- Potential for conversion or redevelopment
- Suitable for a range of alternative uses, subject to planning permission
- Offered freehold with vacant possession

LOCATION

The property is located in Barking in the London Borough of Barking and Dagenham in east London. The property is situated on the junction of William Street and Linton Road in a primarily residential area within close proximity to Barking station.

Linton Road provides convenient access to the A406 approximately 0.5 miles to the west, with connections to the M25 motorway to the north. Barking benefits from excellent transport links, including Barking railway and Underground station served by the District and Hammersmith & City Lines, as well as C2C national rail services, providing easy access to Central London and beyond.

Ongoing investment in infrastructure and new housing projects is transforming the area into a dynamic location for families, professionals, and investors alike.

THE PROPERTY

The property comprises a former school and presbytery forming part of St Mary and St Ethelburga Church, consisting of two separate buildings arranged over two storeys of 4,830 sq ft (GIA) and 3,706 sq ft (GIA) respectively, on a site of 0.18 acres.

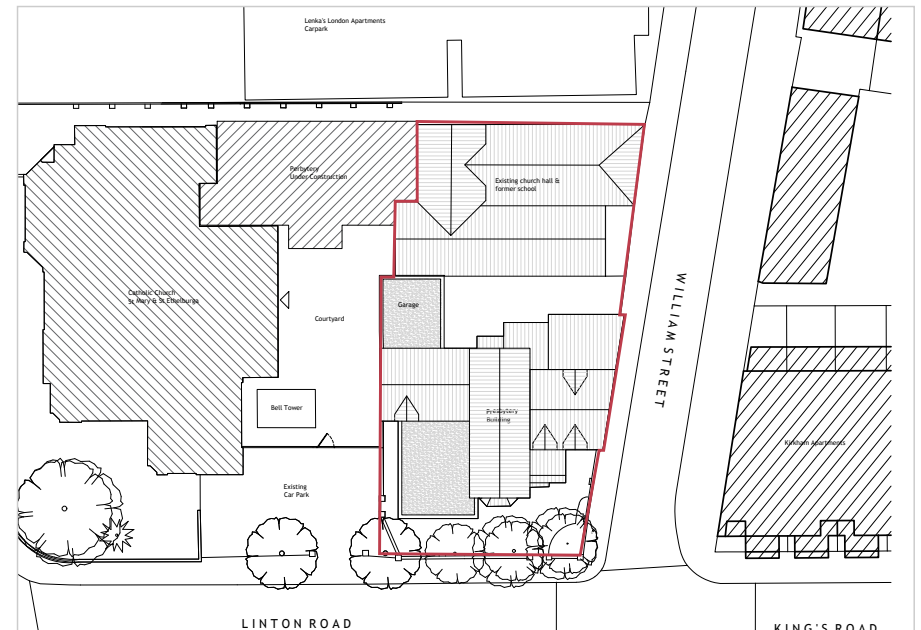
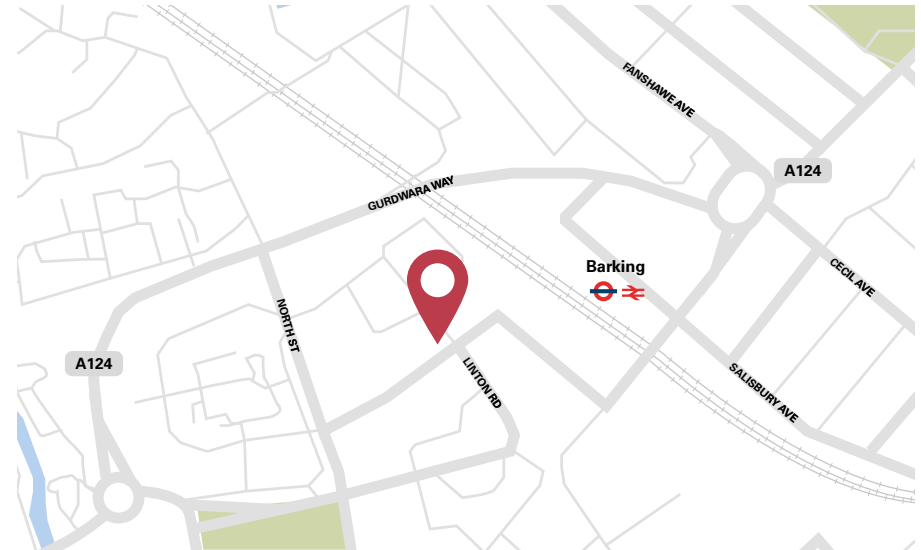
THE FORMER SCHOOL

The former school dates from circa 1890 and was first used as a junior school, then subsequently a senior school. In 1971 the school closed as part of a diocesan re-organisation scheme and was converted into a social club and youth centre.

The former school is arranged over two storeys and is of solid brick construction with single glazed windows under a pitched slate roof.

Internally, the accommodation comprises a large hall, a further large room with a bar and WCs on the ground floor and an open L-shaped hall also with a bar and a small kitchen on the first floor with additional WCs.

Access to the building is via a self-contained entrance on William Street.



PRESBYTERY

The presbytery dates from circa 1870 and is built over two storeys of solid brick construction with double glazed uPVC windows under a pitched slate roof.

Internally, the accommodation consists of four bedrooms, two bathrooms, a kitchen and dining room, in addition to several small study rooms and reception rooms.

Access is via a pedestrian gate off Linton Road at the front and via a gated vehicular driveway off William Street to the rear, which gives access to the garage and rear entrance door of the presbytery.

ACCOMMODATION

The property provides the following approximate Gross Internal Floor Areas (GIAs):

ACCOMMODATION	GROSS INTERNAL FLOOR AREA	
	SQ M (GIA)	SQ FT (GIA)
Presbytery		
Ground Floor	232.1	2,498
First Floor	112.2	1,208
Total	344.3	3,706
Former School		
Ground Floor	244.5	2,632
First Floor	204.2	2,198
Total	448.7	4,830
TOTAL	793.0	8,536

We have scaled the Ordnance Survey map of the subject premises and calculate the total site area to be 0.07 hectares (0.18 acres).



CONNECTIVITY

RAIL



Suffragette Line

Wanstead Park – 7 minutes

South Tottenham – 18 minutes

Gospel Oak – 28 minutes

District Line

West Ham – 9 minutes

Whitechapel – 19 minutes

Monument – 25 minutes

Victoria – 35 minutes

c2c

West Ham – 6 minutes

Rainham – 8 minutes

Fenchurch Street – 14 minutes

Basildon – 22 minutes

Hammersmith and City Line

West Ham – 9 minutes

Whitechapel – 19 minutes

Liverpool Street – 25 minutes

Paddington – 45 minutes

Hammersmith – 60 minutes



BUS ROUTE

Barking Town Centre Bus Stop

500 ft / 2 minute walk

North Street Bus Stop

0.2 miles / 4 minute walk

Cowbridge Lane Bus Stop

0.3 miles / 6 minute walk



WALKING

Barking Station

4 minutes

Barking Town Centre

5 minutes



ROAD

A13

1.4 miles east / 7 minutes

A406

0.6 miles south / 3 minutes

M11

5.4 miles / 10 minutes

M25

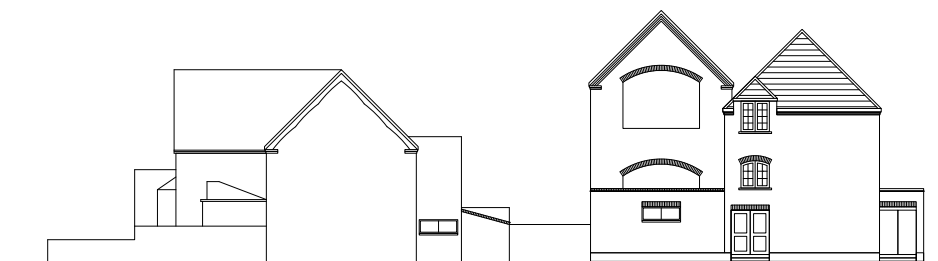
24.4 miles / 30 minutes



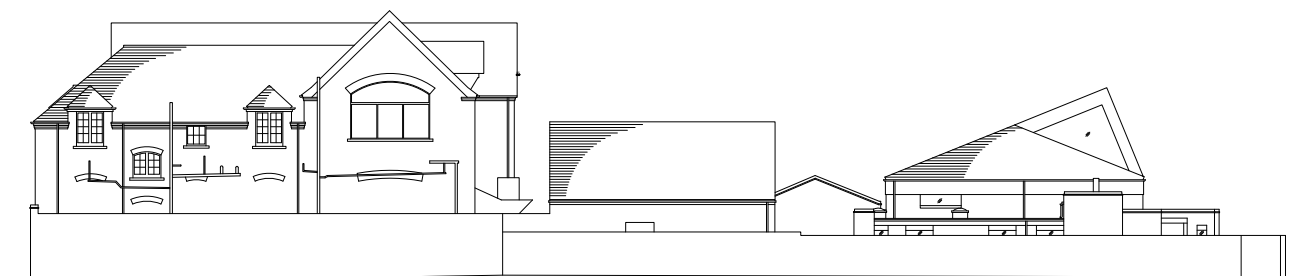
Elevations



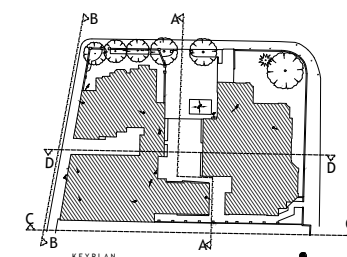
ELEVATION A-A



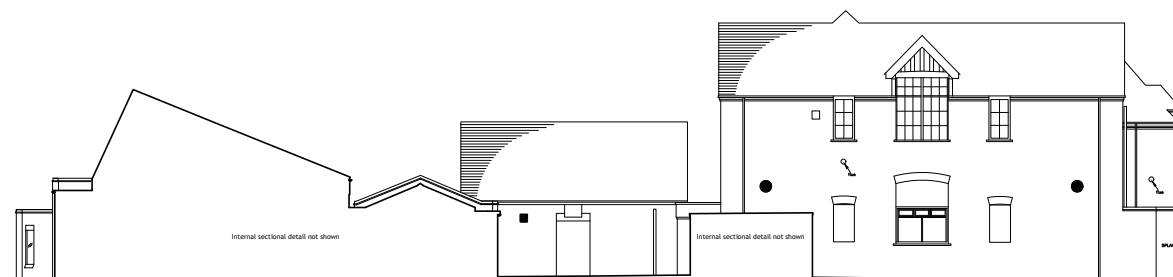
ELEVATION B-B



ELEVATION C-C

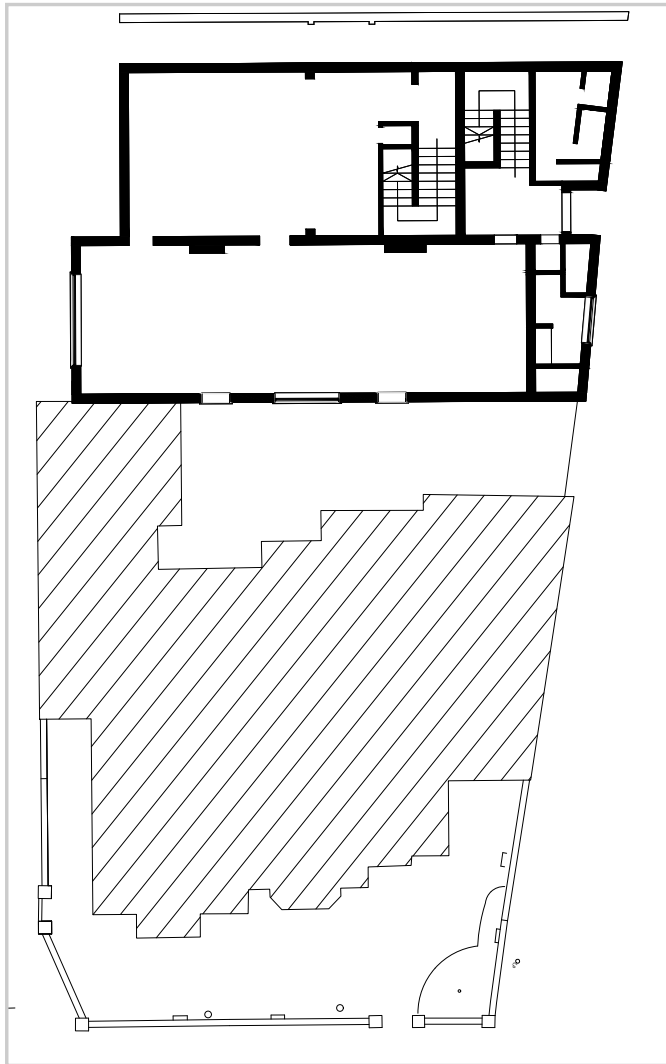


KEY PLAN

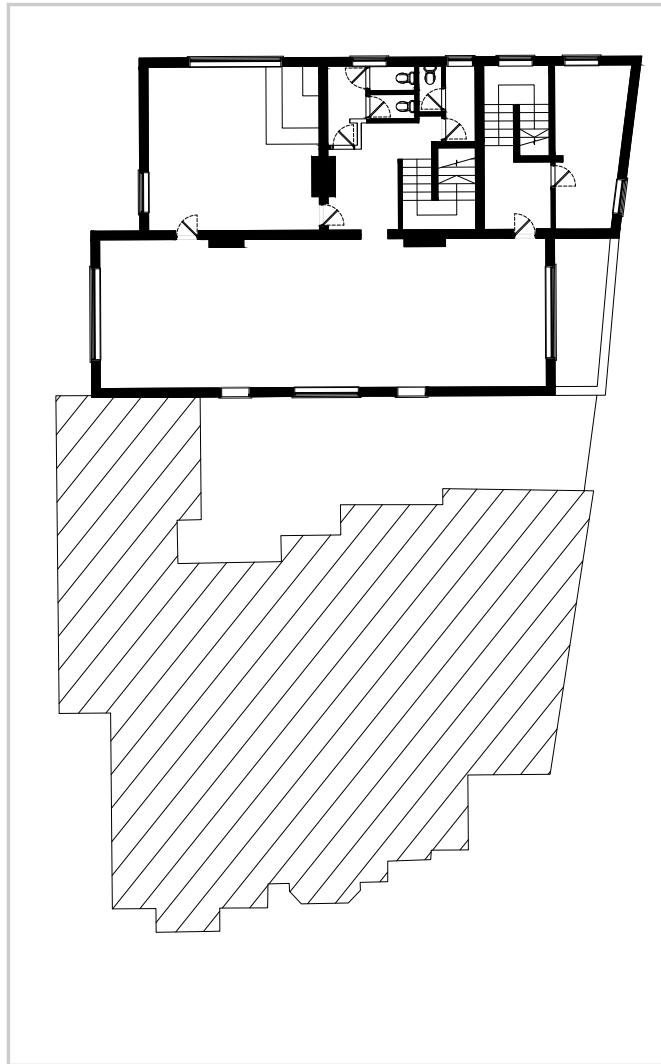


ELEVATION D-D

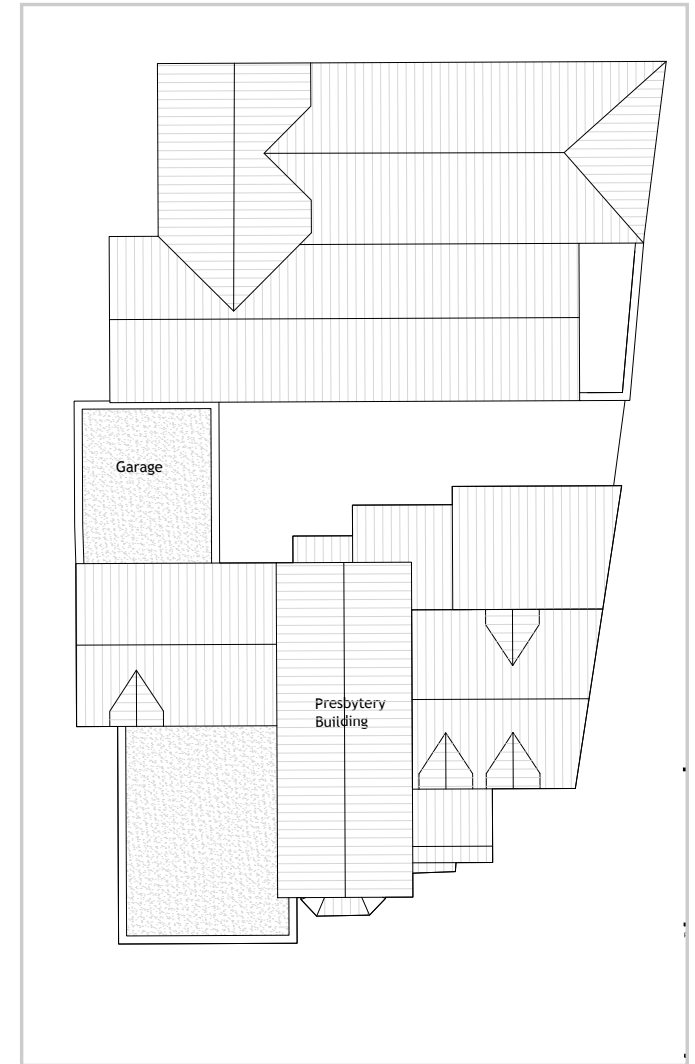
Ground Floor Plan



First Floor Plan



Roof Plan



PLANNING AND DEVELOPMENT POTENTIAL

We understand that the property has planning permission for its current educational and community use (F1 or F2) and residential use (C3) of the Use Classes Order 1987 (amended 2020).

The property is located within the London Borough of Barking and Dagenham planning authority.

The property is not subject to any specific site allocation in the Local Plan however, both properties are locally listed.

Interested parties should make their own enquires with Barking and Dagenham Council.

We consider that the property could be repurposed or redeveloped for a range of alternative uses, subject to planning permission.

TENURE

The property is offered freehold with vacant possession.

EPC

Available on request.

VAT

We are advised that the property is not elected for VAT.

OFFERS

We are inviting offers on behalf of the Vendor for the freehold interest by way of informal tender. The vendors have a preference for an unconditional sale, but all offers will be considered. Further details on the sale process can be made available on request.

VIEWING AND FURTHER INFORMATION

Viewings are strictly to be arranged via prior appointment with sole agents, Newmark. Strictly no parties are to attend site without appointment.

A data room will be made available containing the following documents:

- Floor plans
- Registered Title and Title Plan
- Photographs



Contacts

For Further information please contact:

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NEWMARK

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Particulars issued June 2025