



FOR SALE

Former Church and Sunday School with Substantial Car Park

**Former United Reformed Church, New Street,
Dunmow, Essex CM6 1BH**

OFFERS IN EXCESS OF

£960,000

AVAILABLE AREA

**8,264 sq ft
[767.84 sq m]**

IN BRIEF

- » May be Suitable for Alternative Uses (STPP)
- » Extensive Car Park
- » Approximately 1 Mile From A120
- » Total Site Area of 1.32 Acres
- » Central Town Location

LOCATION

Great Dunmow is a historic market town located to the north of the A120 dual carriageway. Access to the A120 can be gained approximately 1 mile to the southeast at the Dunmow South Interchange.

The A120 provides access to Braintree approximately 8 miles to the east, Stansted Airport approximately 7 miles to the west and the M11 motorway 8.5 miles to the west at the Birchanger Interchange.

The property is situated on New Street which is accessed from High Street where there are a variety of retail, leisure and service providers.

DESCRIPTION

The property comprises a two storey Victorian Church with a single storey former Sunday school to the east which are linked via a single storey corridor. To the east of the Sunday school is a surfaced car park and to the rear of the site is a graveyard. The total site area is approximately 1.32 acres.

To the front of the Church is a foyer area with a kitchenette and WC facilities leading onto the main church hall which provides open plan accommodation beneath a vaulted ceiling. To the rear of the Church hall is ancillary accommodation and access to the first floor which has been encapsulated and pews remain in situ.

The Sunday school provides a large hall area with a number of ancillary rooms, WCs and kitchen, all of which are accessed off a central corridor.





ACCOMMODATION

We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) on a gross internal area basis and we can report the following approximate areas:

» Ground Floor Church:	2,842 sq ft	[264.04 sq m]
» First Floor Church:	2,245 sq ft	[208.64 sq m]
» <u>Ground Floor Church Hall:</u>	<u>3,177 sq ft</u>	<u>[295.16 sq m]</u>
» Total:	8,264 sq ft	[767.84 sq m]

SERVICES

We understand that the property is connected to mains water, drainage and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

LOCAL AUTHORITY

Uttlesford District Council
T. 01799 510510

PLANNING

We understand that the property benefits from a longstanding Class F.1 Place of Worship Use.

The property falls within the Great Dunmow Conservation Area and is included in the local authority's list of non-designated heritage assets. We understand that there is a Tree Preservation Order against a Yew tree to the northern boundary of the site.

Interested parties are to make their own independent enquiries.

ENERGY PERFORMANCE CERTIFICATE [EPC]

Due to being used as a place of worship we understand it is exempt from requiring an EPC.

TITLE

Freehold under the registered title number EX785397.

The Vendor reserves the right to include a Clawback Provision within the sale. Further information is available upon request.

VAT

We understand that the property is not elected to VAT.

PRICE

Offers are invited in excess of £960,000.

TERMS

The freehold interest in the Former United Reformed Church, New Street, Dunmow is available for sale by way of private treaty.

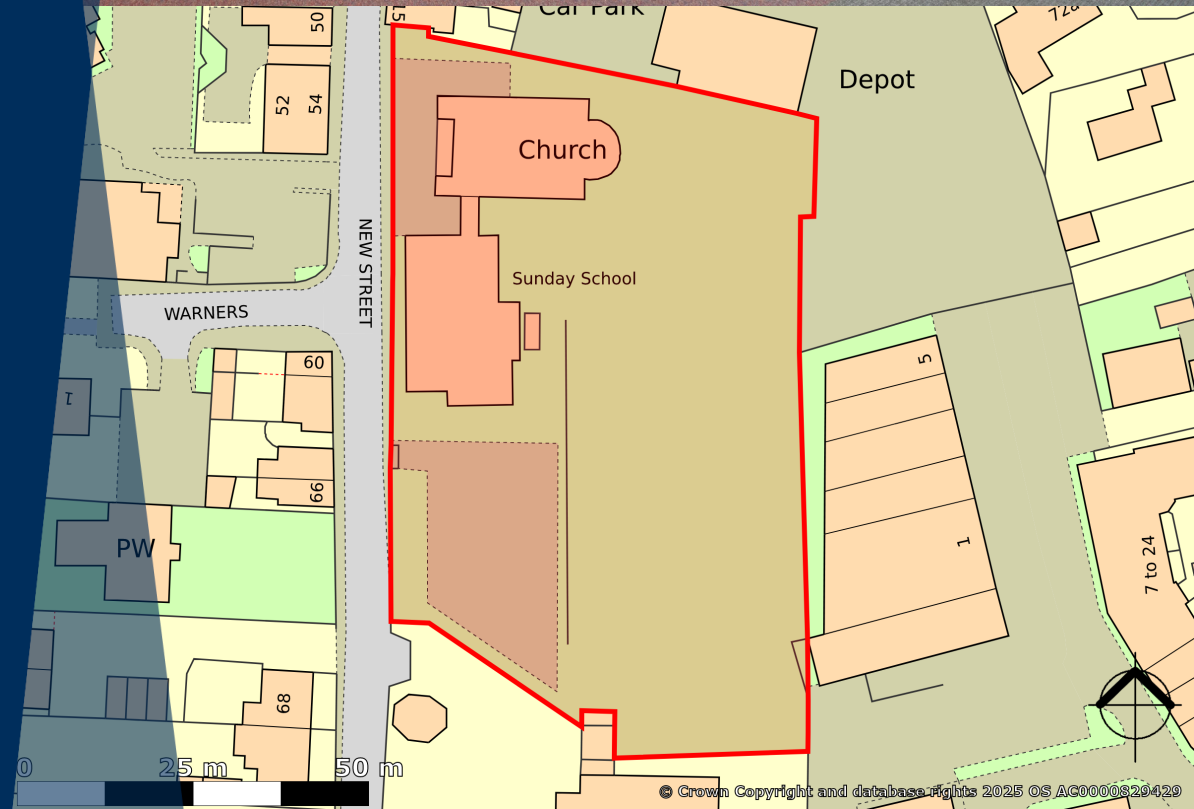
Proposals are to detail intentions for the burial ground which is to remain open to the public and be adequately maintained. Proposals seeking to exclude the burial ground from a purchase are likely to be less favourably viewed.

LEGAL AND PROFESSIONAL COSTS

Each party to bear their own legal and professional costs incurred.

ANTI MONEY LAUNDERING REGULATIONS

Anti-money laundering regulation require Fenn Wright to formally verify a prospective purchaser's identity prior to the instruction of Solicitors.



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Particulars created October 2025

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