



St Nicholas Church, Gladding Road, London, E12 5DD

A UNIQUE OPPORTUNITY TO ACQUIRE A CHARACTERFUL CHURCH (F1 USE) WITH POTENTIAL FOR ALTERNATIVE USES

NEWMARK



Summary

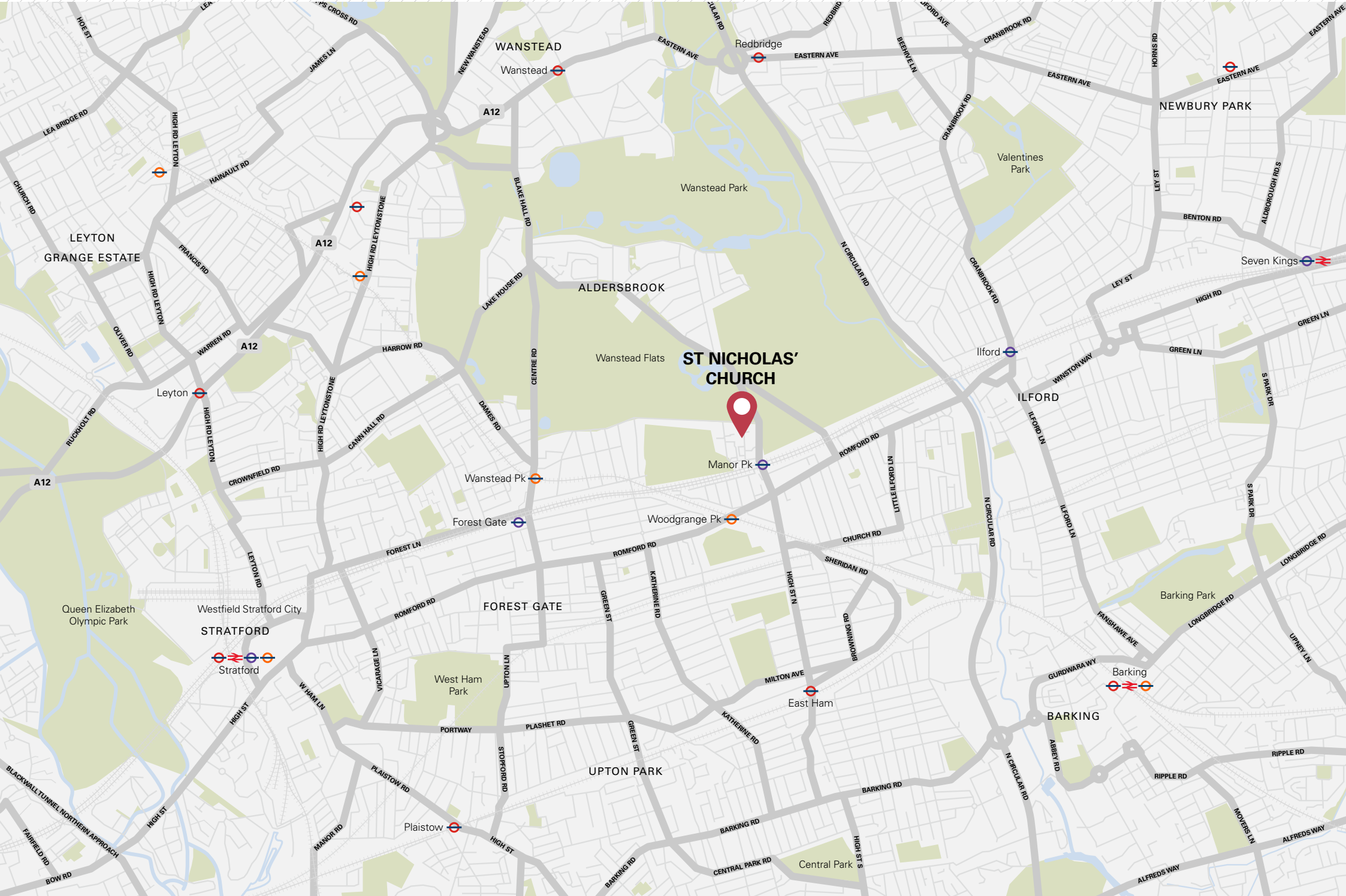
- Unique opportunity to acquire a **Grade II** listed church (F1 Use) in an excellent location
- Conveniently situated c.0.2 miles from Manor Park Elizabeth line station
- Gross Internal Floor Area (GIA) of 533 sqm (5,742 sq ft)
- Site area of c.0.27 acres
- The property lends itself to conversion and the addition of new build elements to provide a range of uses, including education, nursery and community uses
- Offered freehold with vacant possession

5,742 sq ft

Gross Internal
Floor Area

c.0.27 acres

Site area



LOCATION

The property is situated in the London Borough of Newham, approximately 9 miles north east of Central London and 2.5 miles north east of Stratford town centre. Ilford and Canary Wharf are located approximately 1.5 miles to the north east and 6 miles to the south west respectively.

The site benefits from excellent transport links, with Manor Park and Forest Gate stations located within close proximity, providing regular Elizabeth Line services into Central London and beyond. Stratford station is also easily accessible, offering extensive Underground, Overground, DLR and national rail connections. From these stations, passengers can access direct routes to key destinations including Liverpool Street, Paddington, Heathrow Airport and Reading.

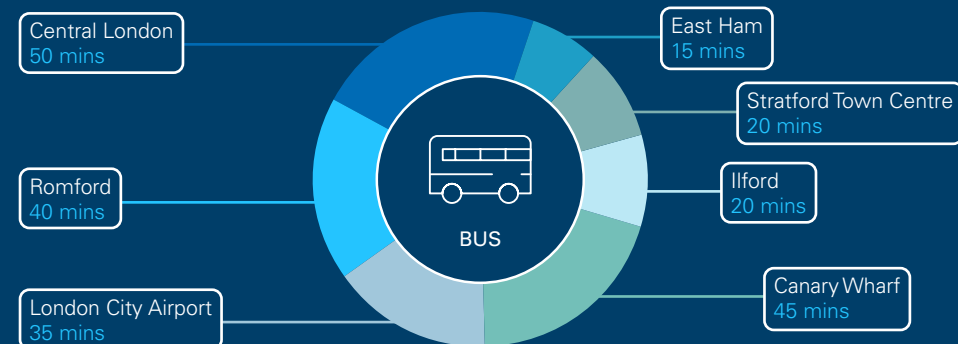
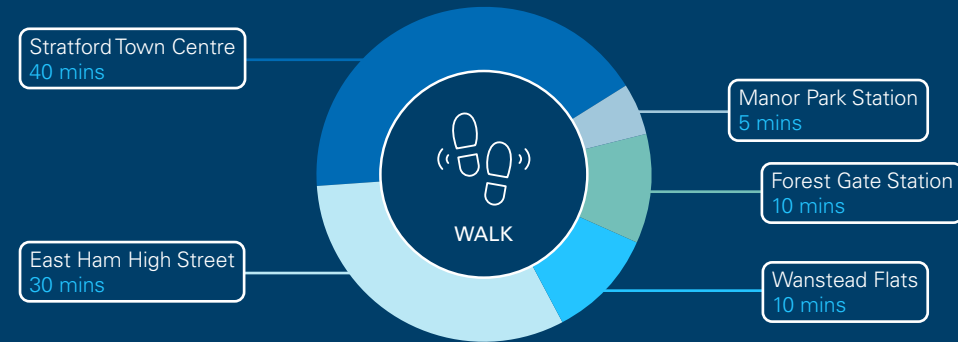
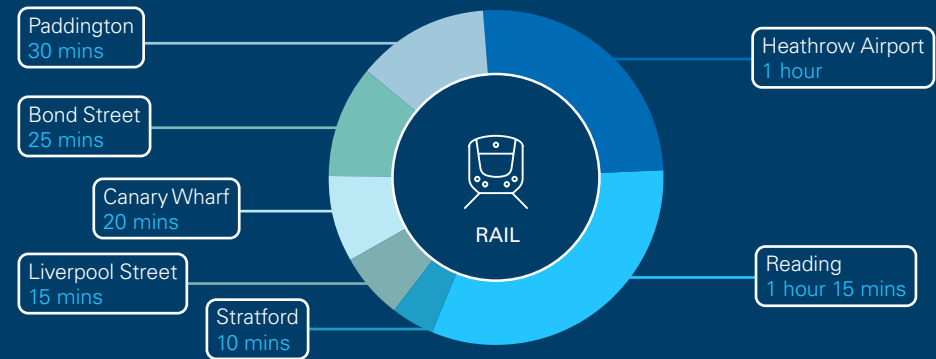
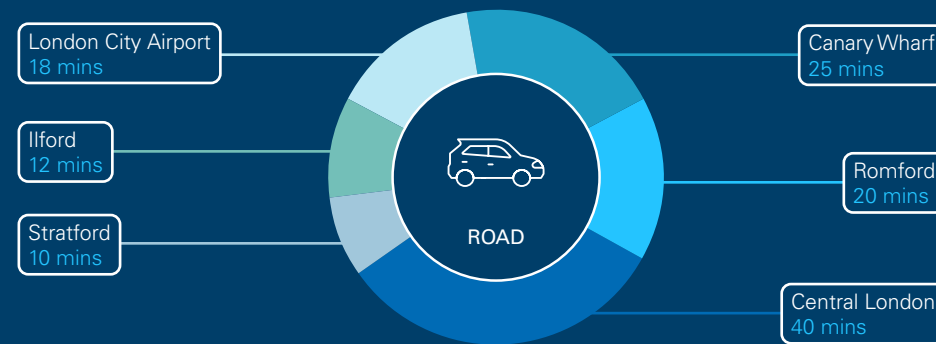
Romford Road (A118) provides a direct route to Stratford, while nearby access to the A406 North Circular and A13 facilitates convenient travel to the M11, M25, Canary Wharf, Essex and wider south east region.

The immediate area is predominantly residential in character with a mix of Victorian conversions and larger family homes, benefitting greatly from the Elizabeth Line at Manor Park station.

The area also benefits from proximity to Wanstead Flats, part of Epping Forest, providing extensive open green space for recreation.



CONNECTIVITY



THE PROPERTY

The property comprises a **Grade II** listed gothic church constructed in the 1860s, comprising 5,742 sq ft (533 sqm) of accommodation arranged over ground and first floors, combining rich heritage with practical space and alternative use potential.

The church is of reverse orientation, with the principal entrance positioned to the east to facilitate access to the adjoining Manor House, which was sold off by the Co-op in the 1980s for conversion into flats.

The church is arranged as a single-volume chapel comprising an aisleless nave, with a small mezzanine, constructed above a ground floor hall. A two-storey ancillary wing is attached to the south elevation accommodating sacristies and associated ancillary facilities.

The church includes a gated car park accessed directly off Gladding Road which provides parking for c. 25 cars.

There is scope for the construction of additional buildings on the car park subject to the necessary planning consents.





PLANNING AND DEVELOPMENT POTENTIAL

The Property lies within Newham Council. The current planning policy covering this area is the Newham Local Plan (Adopted 2018).

We understand that the Church has planning permission for its use as a place of worship within Class F1 (Learning and non-residential institutions). The property is located within the Newham Council planning authority.

We consider the property would be suitable for a variety of uses, subject to any relevant planning permission, including:

- Education and continued religious use
- Residential conversion/development
- Nursery and community uses

Interested parties should make their own enquires with Newham Council.

TENURE

Freehold.

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:

- Registered Title and Title Plan
- Photographs

Contacts

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Particulars issued July 2026.