

On the instructions of High Cross Parochial Church Council

An unlisted Edwardian Church in need of structural repair, with potential for conversion to a variety of uses, subject to planning permission and other consents

St Mary's Church, Colliers End, Hertfordshire



For Sale by Private Treaty
Offers invited for the freehold interest

Situation

St Mary's Church (or Chapel of Ease) is situated at the southern end of Colliers End, occupying a heavily treed site of 0.036 hectare (0.09 acre) or thereabouts. The property abuts residential properties to the north and farmland to the east and south. The property fronts the old A10, the village now by-passed.

Ware and Hertford, with their multiple facilities and mainline stations, are within 4 miles and 7 miles respectively. Bishops Stortford is within 8.5 miles.

The property is shown edged red on the attached plan, for identification purposes only.

Description

Dating from 1911, St Mary's Church consists of a nave, chancel, vestry, west porch, organ chamber and tower. It is a small red brick chapel in the Gothic style, designed by the donor of the land Ernest Wickham and built in memory of his wife. The builder was Charles Pritlove of Wadesmill. The church is not consecrated but is a licensed place of worship.

The church consists of a western tower, nave, chancel and north vestry. The tower is of three stages, with a battlemented parapet and is surmounted by a small lead clad "Hertfordshire spike." Roofs to the chancel and nave are clad in red plain tiles with a red tiled ridge. Walls are of local red brick, in Flemish bond. Windows are plain single light lancets with brick hood moulds.



The interior features Art Nouveau and Arts & Crafts detail. Walls to the nave are plain painted brickwork above oak wainscoting and the floor has wood blocks, laid in a herringbone pattern. There is an open gallery set within the tower at the west end. The roof is open timbered with collars, arched braces, purlins and metal tie bars at eaves level. The small chancel has oak panelling above a curtained dado and is floored in white marble.

The building occupies a restricted site with the boundaries being only a few metres beyond the church itself. The total site extends to 0.036 hectare / 0.09 acre or thereabouts.

Owing to inadequate original foundations, a clay soil and numerous mature trees in the vicinity, the building has suffered considerable movement, with cracks to walls and distortion to roofs, walls and floors. The property requires major overhaul including underpinning, roof replacement, rebuilding of sections of distorted walls, repairs to brickwork and window openings and repairs to and levelling of floors. The church and churchyard were closed in July 2019, owing to concerns over the stability of the building.

A condition of sale is that the building is refurbished and not demolished.

Services

All mains services are understood to be available within the village but there is currently only an electricity supply to the property. No enquiries have yet been made of the supply authorities and none of the services have been tested.

Planning

Planning policies for the area are contained within the East Herts District Plan 2018 which sets out the planning framework for the District for the period 2011-2033.

Colliers End is defined as a Category 2 village in the Local Plan and lies within the Rural Area Beyond the Green Belt. The church falls within the village boundary as shown on the Local Plan Proposals Map, but outside an Area of Archaeological Significance. While not statutorily listed, the building is of local interest. The Church is located within a Zone 1 Flood Area indicating a low probability of flooding.

Sale

The property is offered for sale by private treaty. Offers in excess of £300,000 are invited for the freehold interest.

Covenants will be imposed on the sale including the following:

1. Not to use the property other than for residential, educational or community purposes without the prior written consent of the seller
2. Not to demolish the building
3. In the case of a residential use, not to use the property other than as a single dwelling
4. Not to use the property for any illegal or immoral purpose or any purpose that is offensive to the principles and practice of the Christian faith
5. Not to call the building by any name that might suggest it is still an operational church

Offers should be accompanied by a sketch plan showing how the redevelopment of the site is envisaged.

Viewing

Access onto the site and/or to the Church is strictly by prior appointment only.

Enquiries

All enquiries to the Seller's Surveyor, Rumball Sedgwick – contact Alastair Woodgate on 01727 519140 / alastair@rumballsedgwick.co.uk



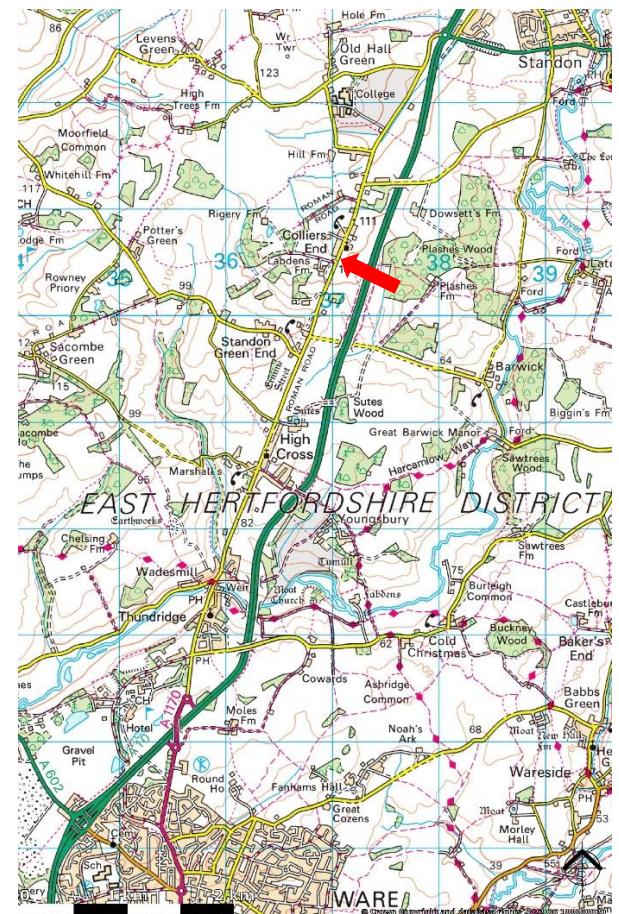
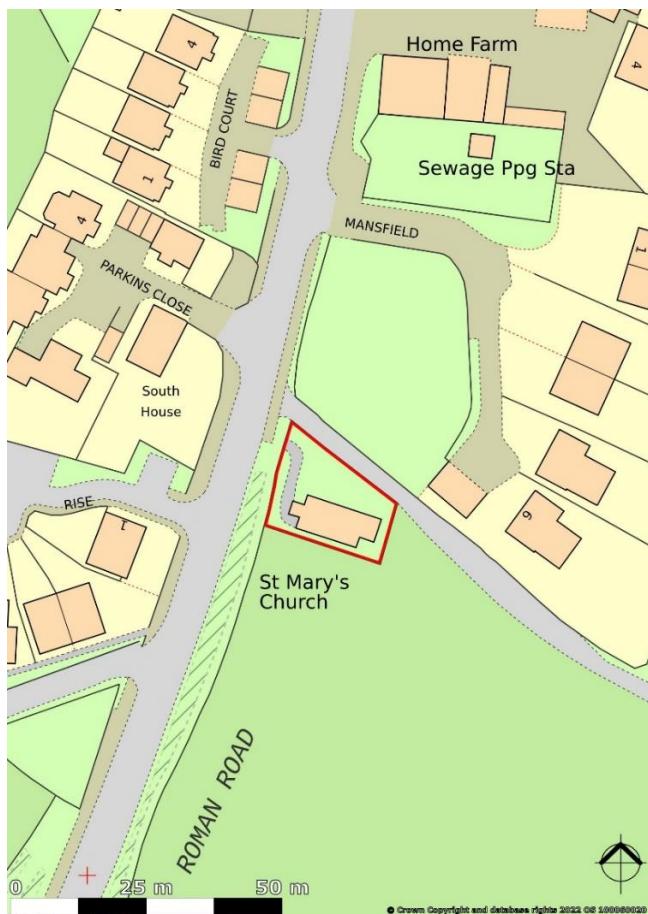
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Photographs illustrating some of the movement to the building:



Location/Site Plan (not to scale – for identification purposes only):



Messrs Rumball Sedgwick for themselves and for the vendors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employ of Messrs Rumball Sedgwick has any authority to make or give any representation or warranty whatever in relation to the property. Issue 2 October 2022