

# APPENDIX 5

Turner Morum  
D1 Use Class - Comparable Evidence

	Category	Address	Size	Unit of Measure	Deal Date	Achieved Price (£)	£/ft2	Notes
1	Church/Church Hall/Place of Worship	11 Cuckoo Hall Lane, Edmonton	3353	SqFt	01/02/2021	£900,000	£268.42	Church property owned by a Charity sold to a church. The property comprises a church hall and garage. Externally, it appears to be in a poor condition with a poor layout for worship.
2	Church/Church Hall/Place of Worship	Pioneer Place, Addington, Croydon	22000	SqFt	01/09/2020	£4,700,000	£213.64	Substantial complex adjacent to a golf club on a site extending to 4.8 acres. We have been informed that it was agreed at £5.5m prior to Covid and subsequently sold for £4.7m
3	Church/Church Hall/Place of Worship	Centenary Hall, Cottington St, Kennington, Lambeth	4437	SqFt	01/05/2020	£1,695,000	£382.01	Former church hall sold through Gerald Eve for continued D1 use
4	Church/Church Hall/Place of Worship	Bridle Road, Pinner, Eastcote	9081	SqFt	01/09/2019	£4,270,000	£470.21	A traditional church building sold for religious use. Traditional brick built over ground and first floor with the main church, two halls and a 1,000 ft2 basement
5	Church/Church Hall/Place of Worship	Rochester Square, London, NW1 9RY	3205		14/08/2019	£2,175,000	£678.63	Confirmed via CoStar
6	Church/Church Hall/Place of Worship	100 Amhurst Park, Stamford Hill, Hackney	13200	SqFt	01/05/2019	£4,350,000	£329.55	Gothic church in Stamford Hill, purchased by Hasidic community for conversion to a Jewish faith school. Lots of interest from Jewish faith groups
7	Church/Church Hall/Place of Worship	St Michaels Church, St Michaels Road, Cricklewood	8000	SqFt	01/05/2019	£2,050,000	£256.25	Traditional gothic, listed church building sold in March 2019 for £2.050m at £256 per ft2. Sold to an Ethiopian church who had been seeking a new premises for some time. The agent reported it was in a reasonable condition with fitted pews and an altar, albeit it requirement some light redecoration.
8	Church/Church Hall/Place of Worship	Salvation Army Hall, White Hart Road, Plumstead	3269	SqFt	01/04/2019	£1,225,000	£374.73	Former salvation army citadel sold for religious use.
9	Church/Church Hall/Place of Worship	177, LEICESTER ROAD, BARNET, EN5 5EB	4070	SqFt	06/12/2018	£2,100,000	£515.97	Not Available
10	Church/Church Hall/Place of Worship	St Annes Church, Laxton Place, London, NW1 3PT	4704	Net SqFt	06/07/2018	£2,500,000	£531.46	Not Available
11	Church/Church Hall/Place of Worship	40, Malvern Avenue, London, E4 9NP	2115	Net SqFt	06/07/2018	£796,000	£376.36	Particulars: <a href="http://assets.egi.co.uk/PDFs/2017-07-10/317413295.pdf" target="_blank">PDF</a>  Asking price: £500,000 (Freehold)
12	School/College	11, Woodborough Road, London, SW15 6PY	7309	Net SqFt	31/01/2018	£3,101,241	£424.30	Not Available
13	School/College	90, Fitzjohns Avenue, London, NW3 6NP	7578	Net SqFt	31/01/2018	£6,891,496	£909.41	Not Available
14	School/College	1-3, Arkwright Road, London, NW3 6AA	8321	Net SqFt	31/01/2018	£8,177,908	£982.80	Not Available
15	Church/Church Hall/Place of Worship	29a, Alexandra Road, Kingston Upon Thames, KT2 6SD	4783	Net SqFt	15/12/2017	£1,100,000	£229.98	Particulars:<a href="http://assets.egi.co.uk/PDFs/2017-08-30/317429878.pdf" target="_blank">PDF</a>  Asking Price: £1,000,000 (Freehold). Date on the market: 30/08/2017
16	School/College	21, Plumbers Row, London, E1 1AG	10664	Net SqFt	01/06/2017	£4,500,000	£421.98	Date on the market: 17/04/2015. Grade of space: Second-hand Grade B EPC Rating: C
17	Church/Church Hall/Place of Worship	600, Cranbrook Road, Ilford, IG2 6RF	2817	Net SqFt	01/06/2017	£655,000	£232.52	Particulars:<a href="http://assets.egi.co.uk/PDFs/2017-05-16/317196500.pdf" target="_blank">PDF</a>  Date on the market: 16/05/2017
18	Church/Church Hall/Place of Worship	St Barnabas Church Hall, Thirsk Road, Mitcham, CR4 2BD	3850	Net SqFt	12/05/2017	£750,000	£194.81	Not Available
19	Church/Church Hall/Place of Worship	28, East Street, Bromley, BR1 1QU	1050	Net SqFt	07/04/2017	£500,000	£476.19	Asking price: £450,000 (Freehold). Grade of space: Second-hand Grade B Date on the market: 23/02/2017
20	Church/Church Hall/Place of Worship	Former Synagogue, 13, Trowbridge Road, Romford, RM3 8YW	2588	Net SqFt	15/02/2017	£340,000	£131.38	Site area: 2588 sq ft. Asking price: £250,000 (Freehold) Property may only be used for D1 purposes. Immediate vacant possession

Min           £131.38  
Max           £982.80  
Weighted Average   £417.56