FOR SALE

White & Co

CHARTERED SURVEYORS

COMMUNITY USE OR REDEVELOPMENT OPPORTUNITY

St Hilda's Church, Hanover Street, Thurnscoe, Rotherham S63 0HJ

0.16 HA (0.4 ACRES)

0114 279 2806

www.whiteandcosurveyors.com

FOR SALE

White & Co
SURVEYORS

VENDOR

The marketing for this property is undertaken by White & Co on behalf of the Diocese of Sheffield and the Church Commissioners for England. On receipt of offers the Diocese shall make a proposal to the Church Commissioners, who will determine the appropriate use for the property and will act as a vendor. This process is governed by the Mission and Pastoral Measure 2011.

DESCRIPTION

St Hilda's Church, Thurnscoe is an attractive stone building constructed in 1938 using traditional methods and materials. The building is of a typical pattern and stands within its own grounds, which are mainly laid to grass with a hard surfaced area used for vehicle standing. The building has closed for formal worship and is being brought forward for sale in the open market. Planning consent has not been sought and we are seeking expressions of interest from potentially interested parties.

LOCATION

The property stands within a residential area on Hanover Street, within the village of Thurnscoe and lies approximately 800 metres north of Thurnscoe Station.

ACCOMMODATION

The building has the following approximate Gross Internal Floor

	Sq m	Sq ft
GIA	367	3,950

The overall site area extends to approximately 0.16 Ha (0.40 acres).

TENURE

The Church is to be offered for sale with freehold vacant possession upon completion.

PLANNING

The property stands within an area within the jurisdiction of Barnsley Metropolitan Borough Council. The existing use of the property as a place of worship falls within Class F1 "Learning and non-residential institutions" within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and may be suitable for a range of uses within this Class. The property may also have redevelopment potential for alternative use subject to planning permission. Interested parties are advised to make their own enquiries and verifications in relation to planning considerations.

RESTRICTIVE COVENANTS

The property is to be sold subject to the Church Commissioners covenants which will be discussed with the purchaser but will include controls over the future use and alterations.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is to be sold subject to and with the benefit of those rights of way, wayleaves and easements or quasi easements which might exist across the holding.

VIEWINGS

The site can be viewed externally unaccompanied. For internal access please contact White & Co.

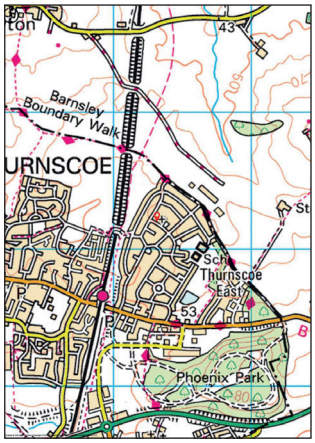
METHODS OF SALE

The site is offered for sale by private treaty. Prospective purchases are invited to submit expressions of interest incorporating the following information: A. Proposed use. B. Proposed financial offer. C. Proof of availability of funds to meet the offer made. D. Details of alterations which you would wish to make to the building E. Relationship to planning policy.

The vendor shall consider all bids against the following criteria: A. Anticipated planning acceptability. B. The suitability of the use in relation to previous religious use. C. Financial funds available. D. Impact on the building.

SALE PROCESS

The vendor will determine which, if any, bids shall be taken further. The vendor will expect to select one or more bids to be taken forward. The successful bidders will then be asked to make final offers including: Firm financial terms and evidence of the likely acceptability of the proposal by the planning authority. Independent confirmation that funds are available to meet the offer made and to cover the cost of any proposed alterations to the building. The vendor may also seek assurance through a business plan or other information as to the initial long-term viability of these proposals. The Church Commissioners will sanction the disposal and in doing so must undertake certain legal processes under the provisions of the Mission and Pastoral Measure 2011, including a statutory period of public consultation, before completing the sale of the property. Purchasers should be aware that those procedures will not commence until evidence has been supplied indicating favourable response from the planning authority. It is usual for any necessary planning permission to be in place before completing the sale.



Subject to Contract. Please Note: These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but neither White & Co Property Advisory Limited nor the Vendor accept responsibility for any error they contain however caused and they are not intended to constitute part of an offer or contract. All areas quoted are approximate. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a representation or statement of fact, therefore intending purchasers must satisfy themselves by inspection or otherwise to their correctness. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order, nor that the property complies with current planning or other legislation. Neither White & Co Property Advisory Limited, nor any of their employees has any authority to make or give any further representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Plans are not to scale.

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