

FOR SALE

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REDEVELOPMENT OPPORTUNITY

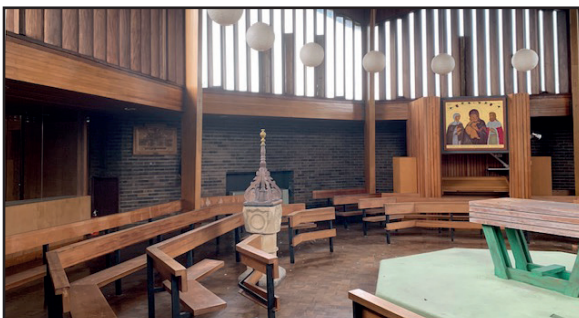
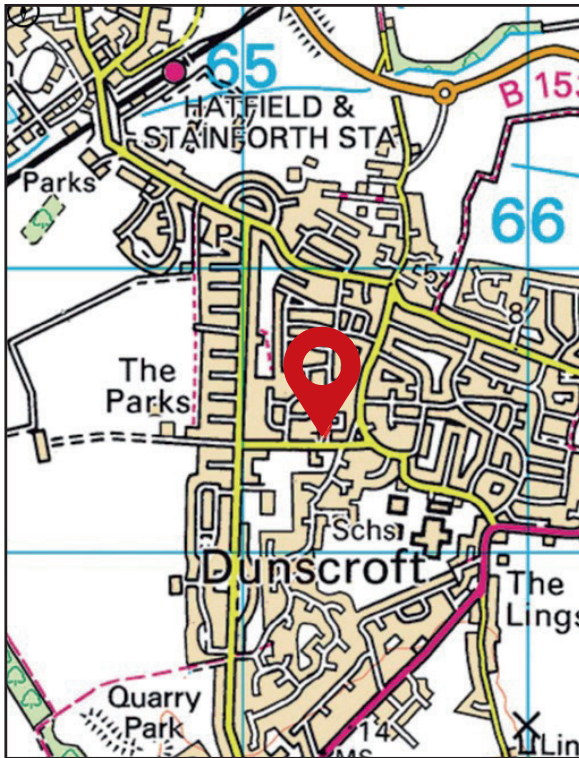
**Former St Edwin's Church, Abbey Road,
Dunscroft, Doncaster DN7 4LT**

0.11 HA (0.26 ACRES)



0114 279 2806

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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

The property comprises a former parish church constructed in the mid 1960's, being octagonal in shape and with a raised lantern style roof. There is an attached single storey addition, being a former vicarage, with modifications carried out around 2003 which has been latterly used as amenity facilities with kitchens, meeting rooms and W/C's. There are soft landscaped areas to the immediate surrounds, together with a detached single garage adjacent to the former vicarage. The building would benefit from a degree of upgrade and modification. The property is considered to have redevelopment potential for a variety of uses, subject to planning permission.

ACCOMMODATION

The property has the following approximate Gross Internal Floor Area:

GIA	Sq M	(Sq Ft)
Church	284	(3,059)
Former Vicarage	157	(1,689)
Total	441	(4,748)

The overall site area extends to approximately 0.11 Ha (0.26 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 Doncaster Metropolitan Borough Council. By reference to the Doncaster Local Plan 2015 - 2035 Policies Map (Adopted 23 September 2021) the building is shown as being allocated as "Residential Policy Area" within the Local Plan. 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

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.

All viewings are strictly by prior arrangements with the sole agent:

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