

FOR SALE

White & Co

CHARTERED SURVEYORS

BUNGALOW AND CHURCH PREMISES WITH DEVELOPMENT POTENTIAL

**Former St Luke's Church, Broachgate,
Scawthorpe, Doncaster, DN5 9HA**

0.15 Ha (0.38 Acres)



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DESCRIPTION

The property comprises a four bedroomed bungalow, previously used as a Vicarage, together with an attached/linked Church building. The accommodation is laid out at ground level, with the bungalow having a conservatory to the rear. Externally, there are garden areas to the front and rear, together with hard standing for car parking. The property is considered to have redevelopment potential subject to planning consent.

LOCATION

The property stands on Broachgate, Scawthorpe, Doncaster and lies within a residential area. Scawthorpe lies approximately 3 miles northwest of Doncaster City Centre and 6 miles south of Askern.

ACCOMMODATION

The property has the following approximate Gross Internal Area:

Accommodation	Sq M	(Sq Ft)
Church	210	(2,260)
Bungalow	103	(1,108)
Total	313	(3,368)

The overall site area extends to approximately 0.15 Ha (0.38 Acres).

TENURE

The property is offered freehold with vacant possession and will be subject to Restrictive Covenants as follows:

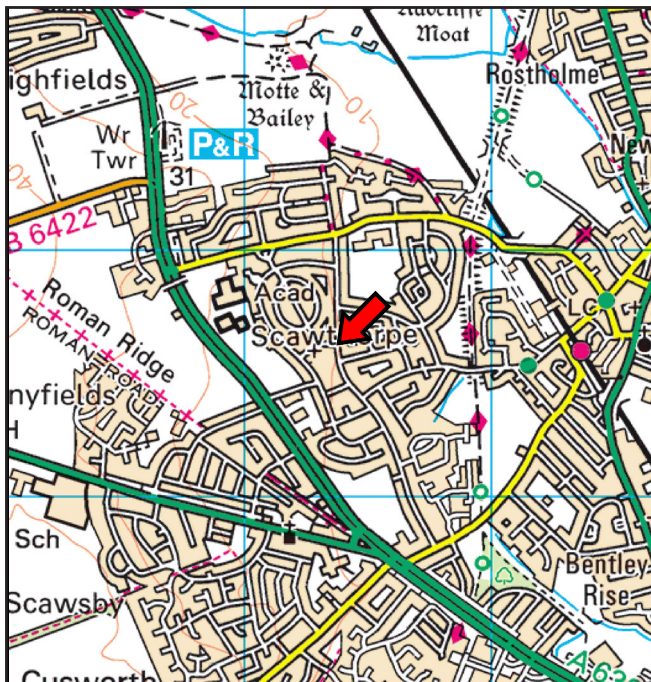
"the property may be used for Christian worship, services and other religious activities but only by a Christian body designated by the Bishop for the time being of Sheffield and for purposes ancillary thereto"

"that the Transferee will not at any time hereafter call or designate the messuage or dwellinghouse erected on the property or permit the same to be called or designated by any name which might suggest that the same is owned or occupied by the incumbent for the time being of the said benefice";

"that neither the property or any part thereof nor any existing or future building thereon or on any part thereof shall at any time hereafter be used as or for a place of amusement hotel tavern inn or public house nor shall any spirituous or fermented liquors at any time be sold in or upon the same or any part thereof and that no act deed matter or thing shall at any time be done suffered or permitted in or upon the property or any part thereof which may be or become a nuisance annoyance or disturbance to the incumbent for the time being of the said benefice or his successors [or the Board or its successors in title] or which may tend to depreciate or lessen the value of the adjoining or neighbouring property belonging to the incumbent for the time being of the said benefice [or to the Board]".

PLANNING

The property stands within an area within the jurisdiction of Doncaster Metropolitan Borough Council, Local Planning Authority. The Church is considered likely to fall within Class F1 - "Learning and non-residential institutions" and the former Vicarage within Class C3 - "Residential" of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 though this should not be taken as any kind of representation or warranty in relation to planning aspects. Interested parties must make their own enquiries and verifications in relation to planning and must satisfy themselves in relation to any relevant planning considerations prior to submitting an offer.



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.