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DAVID HILL



St Paul's Methodist Church Middle Street Kilham YO25 4RL

COMMUNITY USE RESTRICTION

A former Methodist Church building requiring repair and improvement being situated in the heart of the rural village of Kilham between the larger towns of Driffield and Bridlington .

Guide Price £100,000

St Paul's Methodist Church Middle Street Kilham YO25 4RL

• Ripon 6 miles • Pateley Bridge 11 miles • Northallerton 19 miles • Harrogate 15 miles • Leeds 32 miles

Location

The property is centrally located off Middle Street in the rural east Yorkshire village of Kilham. The village provides limited services however the larger town of Driffild is just 4.5 miles to the south west providing an excellent range of services and amenities.

Description

This substantial brick built Methodist Church with stone features and adornments is accessed via steps from Middle Street and entered via a pair of matching arched doorways into separate entrance vestibules which both open into the Main Hall.

The Main Hall (14.23m max x 9.72m max) has a recess for the organ, feature coloured glass windows and an impressive exposed pitch pine roof structure. Adjacent to the Main Hall is a further reception area with external door. The reception area gives access to a separate cloakroom with w.c and wash hand basin, and a useful kitchen (4.43m x 5.68m) with base and wall units, laminate work surface, stainless steel sink and drainer and tiled splash back.

We have estimated the approximate gross internal floor area of the building to be 171sqm

Outside, there is a separate boiler room (4.99m x 1.97m) housing the Vaillant gas combination boiler. There are paths extending to each side of the church.

There is no private vehicle parking with the property.

Restriction on Use

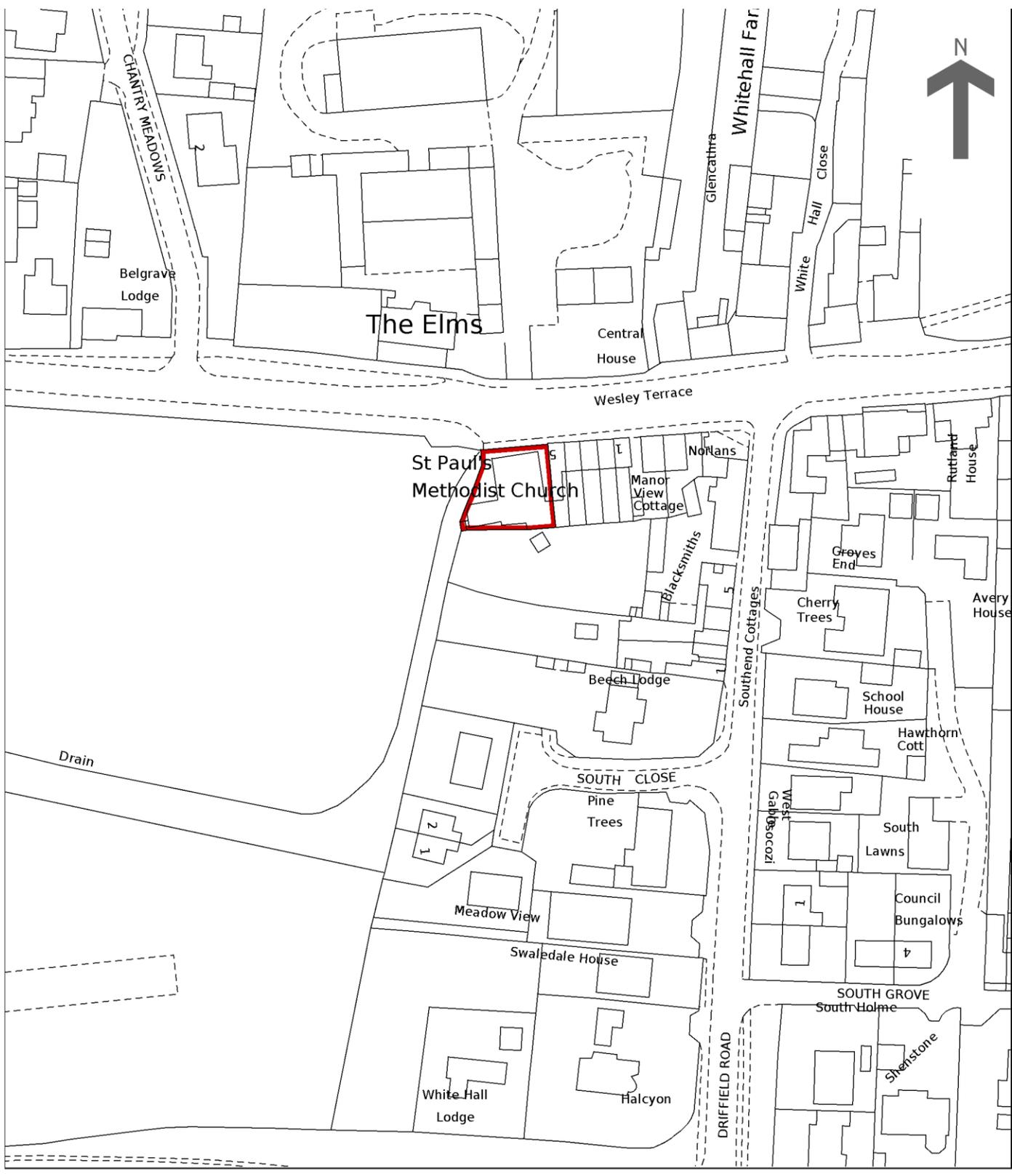
Being previously used as a place of worship, the property has been identified by East Riding Council as an existing 'Community Facility and Social Space' and is protected as such under the adopted local plan.

Any proposed new use for the property must first be approved by the Local Authority in writing to ensure it is compliant with the community use policy.

Overage

The property is sold subject to an overage clause in relation to future residential and commercial change of use that will entitle the vendors and their successors in title to 50% of any uplift generated by the grant of planning permission for change of use. The term of the overage clause will be for a period of 30 years from the date of completion of the sale.







Services

We understand the property is connected to mains electricity, mains gas, mains drainage and mains water.

Tenure

Freehold

Viewing

Strictly by appointment through the selling agents.

Directions

From Driffield take the A614 heading East taking the second exit at the roundabout at Nafferton and continuing on the A 614 for a further 1 mile, turning left onto Beacon Lane. Continue on Beacon Lane which becomes New Lane leading to the hamlet of Ruston Parva. Bear left in Ruston Parva and follow the road round to the right where it become Driffield Road and continue for about 1.3 miles to Kilham before turning left into Middle Street. St Paul's Methodist Church is about 60 meters on the left. A David Hill for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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