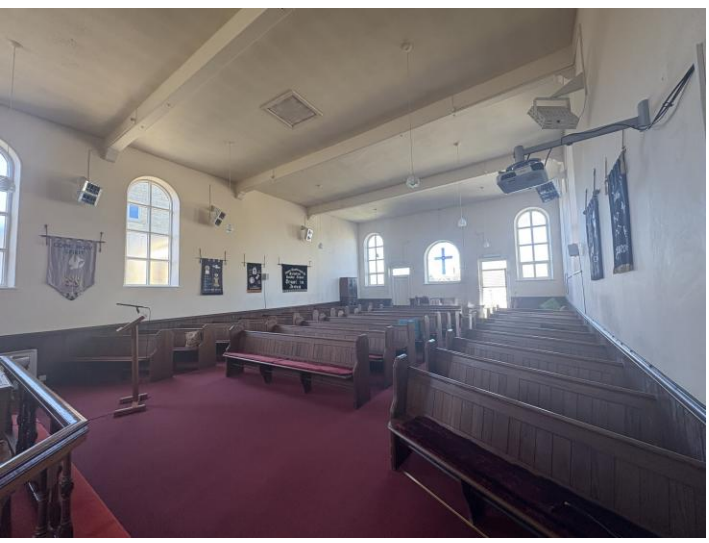
01756 795621
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DAVID HILL







Lower Cumberworth Methodist Church & Community Rooms
Cumberworth Lane Huddersfield HD8 8PQ

COMMUNITY USE RESTRICTION

A substantial range of traditional buildings comprising a former Methodist Church and associated community rooms, situated in the heart of the rural village of Lower Cumberworth, about 8 miles to the south of Huddersfield.

Guide Price £170,000

Lower Cumberworth Methodist Church, Huddersfield, HD8 8PQ

• Huddersfield 8 miles • Wakefield 12 miles • Barnsley 9 miles • Bradford 19 miles • Leeds 23 miles

Location

The property enjoys a prominent position within the rural village of Lower Cumberworth, a short distance from the larger villages of Skelmanthorpe and Denby Dale, both of which offer a useful range of shops, cafes and schooling.

Description

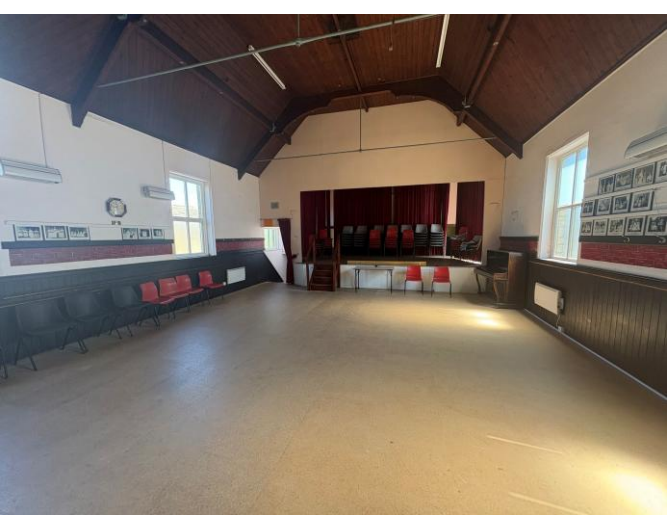
A prominent range of impressive traditional stone buildings comprising a former methodist church with vestry and additional single storey meeting room/office to one side and a larger two storey building to the other incorporating a community meeting hall with kitchen on the ground floor and a performance space with stage and side rooms on the first floor.

The church is entered from the front into the main worship space with the organ occupying a recess off the main hall. There is an entrance porch and separate former vestry with this part of the building providing a combined overall ground floor of approximately 165sqm.

The community space extends over two floors being entered on the ground floor via a vestibule into the main meeting room with separate kitchen off. A lobby area has stairs to the first floor with understairs store, cloakrooms and a separate storeroom.

The first floor opens into a generous performance space/hall with stage at one end beyond which is a changing room and store room.

Over two floors, this part of the building provides a combined floor area of approximately 250sqm.



Outside

The property is served by a useful private car park extending in front of the community rooms leading round to a garden area in front of the church and a smaller enclose side garden and yard against the former vestry. To the rear, the church backs directly onto the public highway with an enclosed terrace area to the r ear of the community building.

Restriction on Use

Being previously used as a place of worship and community space, the property is considered an existing ‘Community Facility and Social Space’ and as such is protected under the adopted Kirklees local plan and more recently adopted NPPF.

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.






Greenside
Well
TCB
Track
Cumberworth Lane
Top Road
220.1m
Path (um)
225.2m
224.6m









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 Huddersfield head south on Penistone Road (A629) turning left at Highburton onto North Road (B6116) and continuing through Kirkburton and Shelley. On leaving Shelley turn right onto Shelley Woodhouse Lane and continue to Lower Cumberworth, turning right onto Cumberworth Lane. The property can be found on the left after about 150 meters. A David Hill for sale sign has been erected.

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

info@david-hill.co.uk

These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

RICS RTPI mediation of space · making of place TDS Tenancy Deposit Scheme member rightmove.co.uk naea propertymark PROTECTED