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DAVID HILL







Methodist Church Beeford Road Skipsea YO25 8TG

COMMUNITY USE RESTRICTION

A former Methodist Church building requiring repair and improvement being situated in the rural village of Skipsea on the east coast between the larger towns of Bridlington to the north and Hornsea to the south.

Guide Price £60,000

Methodist Church Beeford Road Skipsea YO25 8TG

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

Location

The property is located on the edge of the small village of Skipsea on the east coast. The village provides limited services, however the larger towns of Hornsea and Bridlington just 5 miles to the south and 8 miles to the north respectively provide a wider range of services and amenities.

Description

This substantial brick built Methodist Church with stone features and adornments fronts onto Beeford Road and entered via the main door into an entrance vestibule which opens into the Main Hall. A separate side porch gives access to a generous lobby area (4.80m x 2.85m) with coloured glass windows and an arched opening with folding doors giving access to the Main Hall. There is a separate Kitchen (2.18m max x 2.07m max) with base units, laminate work surface, stainless steel sink and central heating boiler (oil) with flue. Adjacent to the kitchen and access from the lobby is a separate w.c.

The Main Hall is of generous proportions (10.23m max x 7.88m max) having feature coloured glass windows and an impressive exposed pitch pine roof structure .

We have estimated the approximate gross internal floor area of the building to be 111 sqm (1,195 sqft)

Outside, there is a gravel surfaced parking space and path to one side with an oil tank serving the central heating boiler at the far end. The building forms the boundary to the north and east elevations.

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.

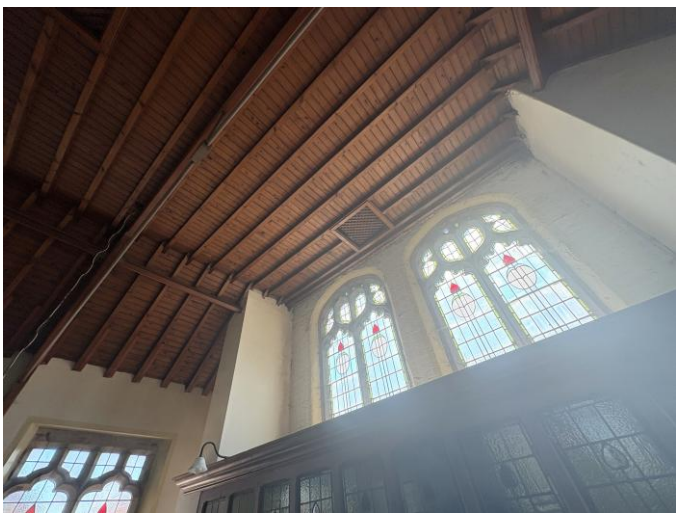
Overage

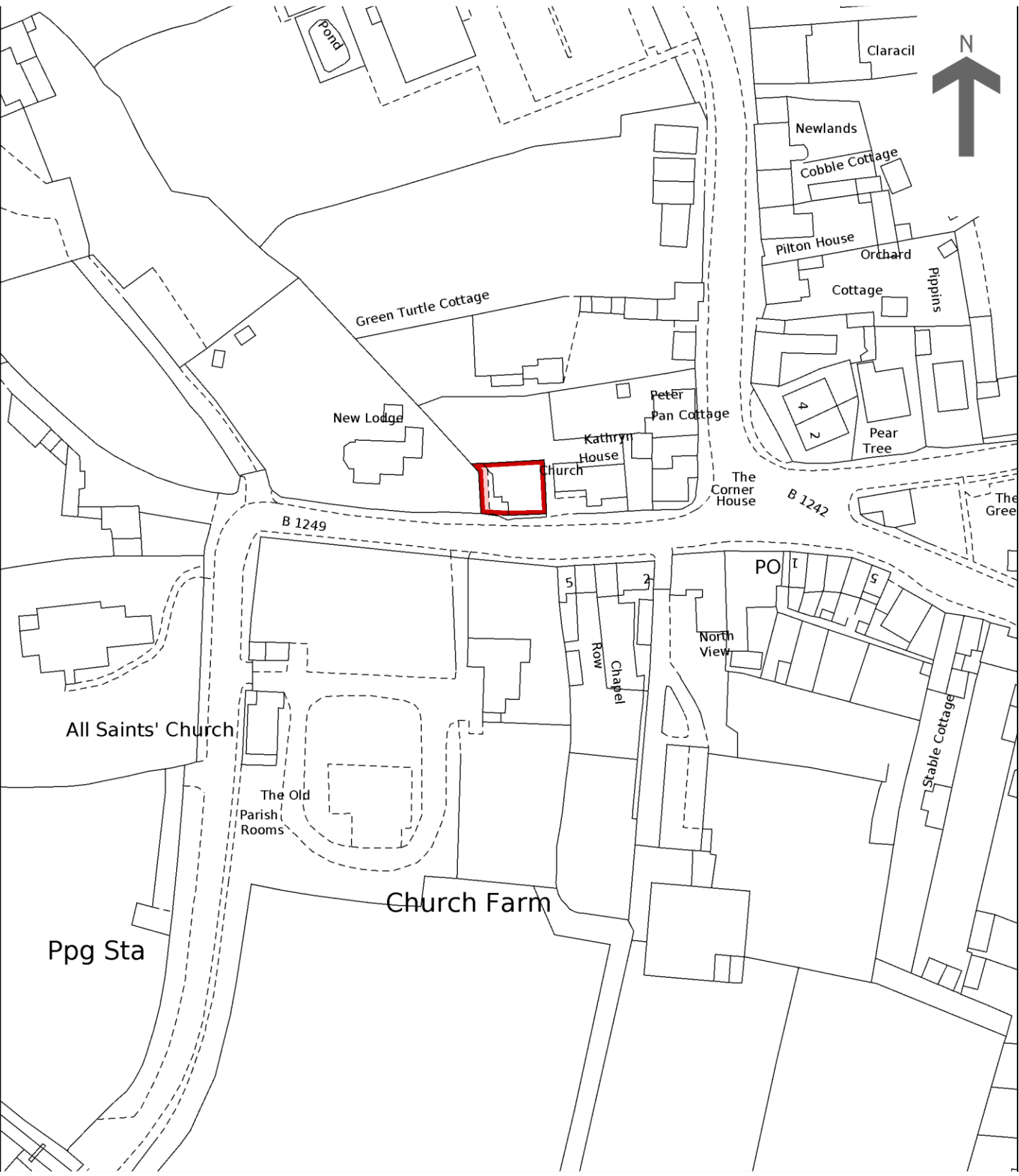
The property is sold subject to an overage clause in relation to future residential and commercial change of use that will entitle the vendors and their successors in title to 50% of any uplift generated by the grant of planning permission for change of use. The term of the overage clause will be for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










Pond
Claracil
N
Newlands
Cobble Cottage
Pilton House
Orchard
Cottage
pippins
Green Turtle Cottage
New Lodge
Peter
Pan Cottage
Kathryn
House
Church
The
Corner
House
B 1242
Pear
Tree
4
2
B 1249
PO
1
5
5
2
Row
Chapel
North
View
Stable Cottage
All Saints' Church
The Old
Parish
Rooms
Church Farm
Ppg Sta



Services

We understand the property is connected to mains electricity, mains drainage and mains water.
Oil central heating.

Tenure

Freehold

Viewing

Strictly by appointment through the selling agents.
We ask for interested parties to respect the neighbouring properties when viewing and not to climb/swing on the boundary structures

Directions

From Bridlington head south on Kingsgate continuing straight across at the two roundabouts onto the A165 which becomes Bridlington Road. Continue on the A165 passed the village of Fraisthorpe and round the right hand bend at Barmston, shortly after which taking the left turning signed Hornsea/Skipsea/Ulrome (Allison Lane B1242). In Ulrome follow the bend round to the right where the road becomes Skipsea Lane (B1242) and continue to Skipsea. In Skipsea village on the left hand bend, turn right where the church can be found on the right after about 50 meters. A David Hill for sale sign has been erected.

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

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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.

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