



# RICHARDSON & SMITH

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## FORMER METHODIST CHAPEL 86 HIGH STREET, HINDERWELL

*Whitby 10 miles*

*Staithes 1 mile*

*Runswick Bay 1 mile*

*(Distances are approximate)*



**A GRADE II LISTED FORMER CHAPEL SITUATED IN THE CENTRE OF THIS VILLAGE CLOSE TO THE COAST AT STAITHES AND RUNSWICK BAY. A SIGNIFICANT OPPORTUNITY TO INTERESTED PARTIES FOR ALTERNATIVE USE OR RE-DEVELOPMENT SUBJECT TO THE NECESSARY PERMISSIONS AND CONSENTS.**

Accommodation:

Entrance Lobby, Congregational Hall. Forecourt Yard.

**OFFERS ON £95,000**

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**PARTICULARS OF SALE**

Built as a Wesleyan chapel 1873 this imposing building stands in the heart of Hinderwell village. Constructed of stone under a slated roof the building has ceased use as a chapel, the congregation now preferring to use the adjacent Sunday School for their needs. Surplus to requirements, it is now offered as an opportunity for redevelopment.

There are 4 windows to the south wall, 3 windows to the north wall and 2 windows and a door in the east wall which faces towards the road.



The building is essentially a single room that is 45' x 28' (internally) with a raked floor, so that ceiling height is 14'1 by the door and 15'3 by the pulpit. Within the space the only partitioning is a 10' x 6' panelled lobby area by the front door.

Externally, there is a small yards area at the front of the building bounded by a low stone wall from the pavement.





When divided from the property to be retained, the doorway which currently connects into the vestry will be blocked up and the forecourt yard will be partitioned.

Although designed to be a simple and modest building it has some lovely quality touches including mullion windows, heavy doors, quality joinery and ornate plasterwork.



### **PLANNING**

The chapel is a grade II listed building and the listing includes the adjacent Sunday school and forecourt yard walls.

The property has potential for a variety of alternative residential or commercial uses, subject to planning.

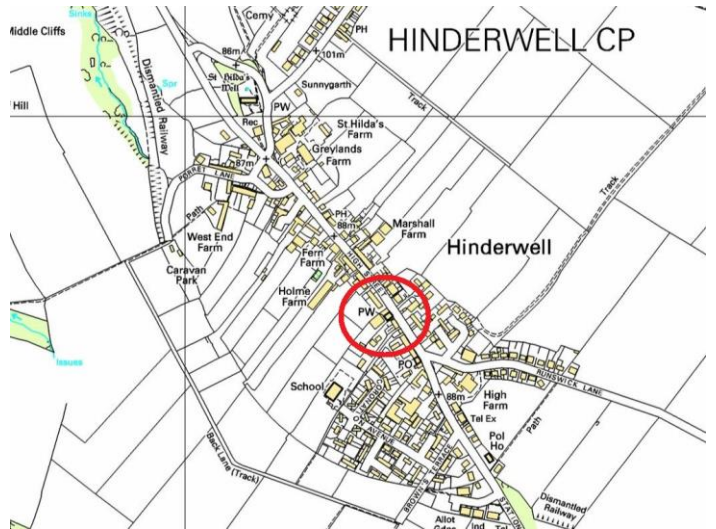
The local planning authority is the North York Moors National Park. Tel 01439 770 657.

### **COVENANTS**

The chapel will be sold subject to no restrictive covenants on its use.

### **GENERAL REMARKS AND STIPULATIONS**

**Viewing:** Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.



**Directions:** Hinderwell lies on the A174 about nine miles northwest of Whitby. The property lies facing on the main road in the middle of the village. See also location and boundary plans.

**Services:** The property will have no connections to mains services. There is currently electricity in the building but this supply is being reserved for the retained property. Buyers should make their own enquiries as to the availability of connections.

**Local Taxation:** The property is not currently subject to council tax or business rates whilst it is a church and registered place of worship.

**Tenure:** Freehold

**Post Code:** TS13 5ES



### **IMPORTANT NOTICE**

*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.*



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