



Hampsthwaite Methodist Church, Hollins Lane, Harrogate HG3 2EJ

FOR SALE

**1,788 Sq Ft
(166 Sq M)**

Hampsthwaite Methodist Church, Hollins Lane, Harrogate HG3 2EJ

DESCRIPTION

Hampsthwaite Methodist Church is a single storey chapel dating from 1904. The building is of stone construction under multi-pitched and hipped slate covered roofs, laid out as a central open plan hall with two off-shoot flanks either side providing two school rooms, a kitchen & WC facilities. The property includes a small basement beneath.

The property has a tarmacked parking area to the front with space for one car, and a small garden to the front.

PLANNING

We understand that the current use for the property falls within the Use Class F1(f) (Churches). We understand the property is not Listed, but it lies within a conservation area.

Enquiries regarding potential alternative uses of the property can be directed to North Yorkshire Council on 01423 500600.

LOCATION

Hampsthwaite is a large village in Nidderdale, approximately 5 miles north west of Harrogate, a Spa town in North Yorkshire.

The centre of the village is designated as a Conservation Area, with amenities including a Village Room, a Memorial Hall, a post office, a shop, a cafe, the Joiner's Arms public house and a primary school.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground - Church and ancillary accommodation	1,671	155
Basement - Storage	117	11
Total	1,788	166

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

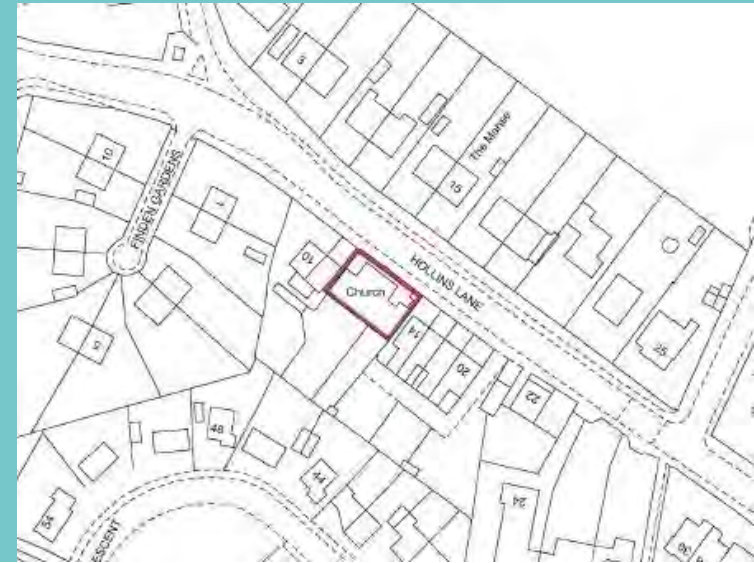
TERMS

The property is held Freehold and will be sold with vacant possession.

EPC The property is rated E-125

TERMS OF DISPOSAL

Offers are invited on an unconditional basis.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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