



For Sale

St. Paul's Church Eastthorpe
Huddersfield Road/Newgate
Mirfield
West Yorkshire
WF14 8DD

- Imposing, stone-built church
- Built in 1882 and Grade II Listed
- Located just off Mirfield town centre
- 6,354ft² (590.29 m²)



Location

Mirfield is a small town, with a population of approximately 19,500, within the Metropolitan Borough of Kirklees. The town lies on the River Calder and is located along the A644 road, between Brighouse to the west and Dewsbury to the east. Road links are good with Junction 25 of the M62 just 3 miles to the west, whilst rail links are very good, with Mirfield Railway Station being on the Huddersfield line; the main trans-Pennine route linking Leeds with Manchester.

The church is located off Newgate, just off the town centre, with commercial properties to the north (which form part of the main retail parade on Huddersfield Road) and residential property to the south, in the form of a large modern multi-storey development of retirement flats.

Description

The property comprises a Grade II Listed church, built in 1882, of stone construction, beneath pitched slate roofs. The church has a four-bay nave, with separately pitched aisle to north and south. There is a lean-to porch to the south elevation. The church has a four-tier square tower, with adjoining stair tower.

There are several Tree Preservation Orders (TPOs) within the grounds of the church.

The extent of – and rights and future ownerships over – the external areas and grounds are to be agreed.

Accommodation

The floor areas can be summarised as follows:

Floor	Description	Size (m ²)	Size (ft ²)
Lower Ground floor	Ancillary	88.18	949
First	Platform	20.54	221
Second	Ringling Room	18.23	196
Ground floor	Side Wing	20.82	224
Ground floor	Main Body	442.52	4,763
	Total GIA	590.29	6,354

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

The Vendor

The marketing of this property is undertaken by Hanson Chartered Surveyors, on behalf of the Diocese of Leeds and the Church Commissioners for England (Charity No. 1140097). On receipt of proposals, the Diocese shall make a proposal to the Church Commissioners, who will determine the appropriate use and will act as a vendor. This process is governed by the Mission and Pastoral Measure 2011.

The Sale Process

The property is offered for sale by private treaty. Prospective purchasers are invited to submit expressions of interest incorporating the following information:

- Proposed use.
- Proposed financial offer.
- Proof of availability of funds to meet the offer made.
- Details of any alterations which you would wish to make to the building.
- Relationship to planning policy.

The vendor shall consider all bids against the following criteria:

- Anticipated planning acceptability.
- The suitability of the use in relation to previous religious use.
- Financial funds available.
- Impact on the building.

The vendor will determine which, if any, bids shall be taken further. The vendor will expect to select one or more bids to be taken forward. The successful bidders will then be asked to make final offers including:

- Firm financial terms and evidence of the likely acceptability of the proposal by the Local Planning Authority.
- Independent confirmation that funds are available to meet the offer made and to cover the cost of any proposed alterations to the building.
- The vendor may also seek assurance through a business plan or other information as to the initial long-term viability of these proposals.

The Church Commissioners will sanction the disposal, and in doing so must undertake certain legal processes under the provisions of the Mission and Pastoral Measure 2011, including a statutory period of public consultation, before completing the sale of the property. In cases where planning consent is required, prospective purchasers should be aware that the Mission and Pastoral Measure 2011 procedures will not commence until evidence has been supplied indicating favourable response from the Local Planning Authority. It is usual for any necessary planning consent to be in place before completing the sale.

Price

Offers are invited in the region of £225,000.

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Tenure

The property is held freehold, under title number WYK847930.

Covenants

Covenants will be included when disposing of the property. These are designed primarily to ensure the property is used for authorised purposes only, prevent unauthorised alterations or demolition and protect against disturbance of monuments or memorials. A set of standard draft covenants is available from the agent, upon request.

Fixtures and Fittings

On acceptance of any offer, the schedule of fixtures and fittings which are specifically included within the sale would be agreed. The vendor reserves the right to remove any fixtures, fittings and stained glass in advance of the agreement in the schedule and, thereafter, anything which is not in the schedule, can be removed, without notice, in advance of the sale.

Legal Costs

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

Viewing

To arrange a viewing, or for further details, please contact:

Phil Deakin

Tel. 01484 432043

E-mail: phil@hanson-cs.co.uk

Lily Garside

Tel. 01484 477600

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Reference 2122



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