

FOR SALE

**STAINLAND & HOLYWELL GREEN
UNITED REFORMED CHURCH
STAINLAND ROAD
HOLYWELL GREEN
HALIFAX
HX4 9AJ**

- IMPOSING DETACHED CHURCH BUILDING
- POPULAR VILLAGE LOCATION
- GIA OF 420 SQ M (4,582 SQ FT)
- ON-SITE PARKING PROVISION
- LARGE GRAVEYARD
- POTENTIAL FOR ALTERNATIVE USE OF THE BUILDING (STPP)



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Stainland & Holywell Green United
Reformed Church,
Stainland Road, Holywell Green, Halifax

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Location

The property is located in the village of Holywell Green around 3½ miles south of the town of Halifax, occupying a position on Stainland Road (B6112).

Description

The property comprises a Grade II Listed imposing single storey building constructed in the mid 19th century as a Sunday School and now occupied as a church hall will ancillary accommodation.

The accommodation briefly comprises an entrance passageway, inner hallway, toilets, main hall, four storerooms, meeting room, worship room, vestry, kitchen and office. To the first floor is a disused former balcony level, in addition to which it is understood there are some basement rooms.

Externally, there is a pathway with borders running to the front and right-hand side of the building. To the rear, on the opposite side of Chapel Close, there is a row eleven block paved parking spaces.

Accessed from Chapel Close and via a short, unmade road is a secluded large graveyard.

Accommodation

The gross internal floor area of the property, to exclude the balcony level, extends to 420 sq m (4,582 sq ft).

EPC

The property is exempt from the requirements for an EPC as a result of its ecclesiastical use.

Tenure/Tenancies

The property is held freehold and available with vacant possession.

Fixtures & Fittings

All loose and removable items are excluded from the sale unless agreed otherwise and the vendor reserves the right to remove any dedications or plaques located at the property.



Special Note

The sale will be in compliance with The Charities Act 2011.

No development will be permitted on the graveyard or associated land.

There will be an obligation for the purchaser to facilitate access to graves for visitors on a prior arrangement basis.

The purchaser will be obliged to comply with relevant legislation to ensure the ongoing protection of burials on site.

Price

**Offers are invited in the region of
£350,000.**

Viewing

For further information and viewing arrangements, please contact:

Paul Diakiw

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Ref: 45649

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Property House, Lister Lane, Halifax HX1 5AS

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