



Northallerton
Auctions Limited



**Offers in the Region of
£40,000**

**St Michaels
Former Church**

Cold Kirby, Thirsk YO7 2HL



St Michaels Church

Cold Kirby, Thirsk, YO7 2HL

Thirsk 8 miles

Charming Stone Built Church

108m² of internal floor space

Attractive countryside views

Built Circa 1841

For Sale as a Whole

Offers Invited



Northallerton
Auctions Limited

Applegarth Mart, Northallerton, North Yorkshire, DL7 8LZ

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Description

The former church of St Michael's is a charming stone building built in the early 1840's. Set in a stunning landscape within an open churchyard, it is now closed for public worship and the vendors are seeking to settle the future of the building by finding a suitable new use and owner. The building offers lots of potential for creative reuse, including scope to create an outdoor amenity space. Whilst there is currently no off street or allocated parking it may be possible to realign the boundary wall to provide some spaces, subject to secular and ecclesiastical consents.

Situation

Located in Cold Kirby, a quiet and picturesque village in the beautiful North York Moors National Park between Thirsk and Helmsley off Sutton Bank. The property is 8 miles from Thirsk, 5 from Helmsley and 8 miles from the A19. The area is a haven for tourists and walkers, with the popular Cleveland Way National Walking Trail passing right by the building.

Vendor

The property is being marketed on behalf of the Diocese of York and the Church Commissioners for England (charity registration number 1140097). The Diocese shall review & present proposed offers to the Church Commissioners who will act as the vendor.

Services

The property benefits from electricity only with no foul drainage or mains water.

Planning

The building has been formally closed for regular public worship following a statutory period of public consultation. Initially, expressions of interest, supported by a business plan and proof of funding, are sought for viable community or commercial uses. Enquiries for any other uses will be kept on file and followed up should no viable community or commercial use be found. Any proposed use of the building will need to take into consideration the characteristics of the property, its location and setting. Pre application advice from the North York Moors National Park has advised potential pur-

chasers to look at the policies of the [North York Moors Local Plan](#), in particular Strategic Policy L, for guidance as to whether their community or business proposal is likely to be acceptable. They may then contact the Planning Team on 01439 772700 or planning@northyorkmoors.org.uk for further formal pre-application advice for which a fee may be payable.

Tenure

The building is to be offered for sale freehold with vacant possession upon completion.

Boundaries

The proposed extent of the site has been shown on the attached plan for identification purposes only. The vendor will discuss the extent of the land they wish to sell with the purchaser and this will depend on the proposed use.

Restrictive Covenant

The property is to be sold subject to the Church Commissioners standard restrictive covenants which will be discussed with the purchaser but will include control over future use and alterations.

Rights of Way, Wayleaves & Easements

The property is sold subject to and with the benefit of all rights of way, whether public, or private, light, water, drainage, sewage, support and easements and other restrictive covenants, and existing and proposed wayleaves for masts, pylons, cables, water, gas pipes whether mentioned in these particulars or not

Fixtures & Fittings

On acceptance of any offer the schedule of fixtures and fittings which are specifically included within the sale will 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.

Viewings

The outside of the building can be viewed during reasonable day light hours by those in possession of a set of particulars.

A video tour is available from the Estate Agency. Internal viewings by arrangement.

Method of Offering

The church is offered for sale by private treaty. Prospective purchasers are invited to submit an expression of interest providing the following information: proposed use; proposed offer; details of proposed alterations; proof of funds covering the offer and alterations; plan for covering routine operating costs. The vendor will assess all offers on the basis of: anticipated planning suitability; suitability of proposed use in relation to the previous religious use; financial funds; and impact on the building.

Sale Process

After assessing the offers the vendor will determine which, if any, are taken further. The vendor will require the successful offeror to provide financial evidence for both the purchase and restoration / conversion of the building, along with likely acceptability of the proposal by the planning authority. 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 so doing must undertake certain legal processes under the provisions of the Mission and Pastoral Measure 2011 which include a statutory period of public consultation. Purchasers should be aware that those procedures will not commence until evidence has been supplied indicating favourable response from the planning authority. It is usual for any necessary planning permission to be in place before the sale is completed.

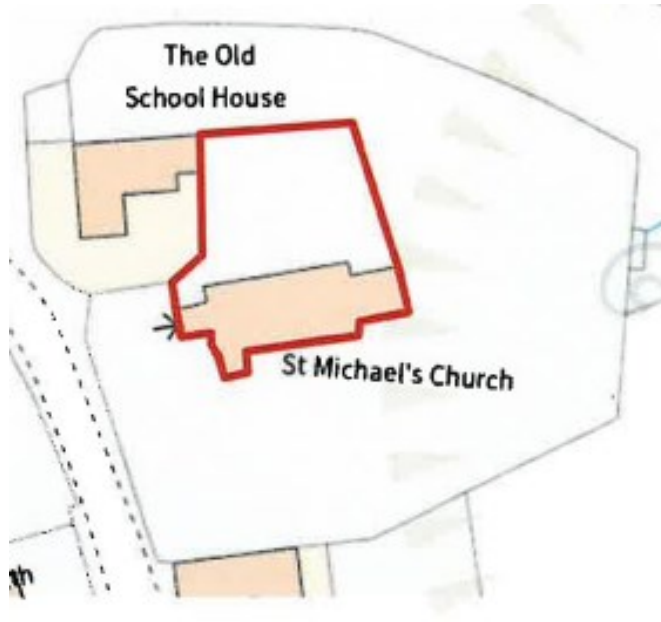
Contact

All enquiries should be directed to:

Becky Donaldson

Northallerton Estate Agency

Email: sales@northallertonestateagency.co.uk



CONTAINED FLOOR AREA (SQ. FT.) (2008/09/11) APPROX.



ST MICHAEL'S CHURCH, COLLIERS KIRBY, THIRSK, NORTH YORKSHIRE, YO21 2PL
TOTAL FLOOR AREA: 1292 sq. ft. (120.8 sq.m.) APPROX.
While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of these spaces, which will vary when the appropriate work is completed, will be the responsibility of the purchaser or other interested parties. The plan is for illustrative purposes only and should be used as an aid to the prospective purchaser. The purchaser is advised to verify the dimensions of the property with the appropriate authorities.



Applegarth Mart, Northallerton, N. Yorkshire, DL7 8LZ

www.northallertonauctions.com

IMPORTANT NOTICE

Northallerton Auctions Ltd does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

