

FOR SALE

SW

Sanderson
Weatherall



FREEHOLD WITH VACANT POSSESSION

St Mary's Church, South Hylton, Sunderland SR4 0QD



Key Points

- **Grade II Listed Church set in grounds of 0.4 acres**
- **Built in the 1880's**
- **Approximately 3,735 sq ft (346 sq m)**
- **Use: F1 Learning and Non-Residential Institutions**
- **Redevelopment opportunity available for a variety of new uses**
- **The Church has formally closed for worship**
- **Offers Invited**

Location

St Mary's Church is situated in a prominent location on Church Road, within the centre of South Hylton, Sunderland. The area surrounding the site is predominantly residential with a variety of local amenities and provides excellent transport links. The South Hylton Metro Station is in close proximity and provides access to Sunderland City Centre as well as regular bus routes connecting the property to a range of nearby towns. Nearby amenities include a number of local shops, pubs, hairdressers, dentists and schools. Newcastle Central Station is located just 13 miles from the subject property providing access to the East Coast Mainline from London to Edinburgh as well as this national and international flight are available at Newcastle International Airport, which lies 19 miles north west of the church.

Description

The subject property is a Grade II Listed former church of St Mary's, South Hylton dating back to the 1880's. The property is offered for sale with its own self-contained plot of land (approximately 0.4 acre burial ground and offers circa 3,735 sq ft (346 sq m), which is largely clear of grave monuments and benefits from access directly from Church Street. The property comprises of nave, aisle, chancel, tower and organ chamber and it is enclosed by a stone wall. Car parking is available on the adopted highway nearby the site, however there is no designated parking allocated at the church.

Future Uses

The property is for sale without a designated use. Any changes of use to the site will have to be discussed with the local council (Sunderland City Council) before a formal offer is put forward. St Mary's Church is Grade II Listed therefore any proposed use will need to take this into consideration as well as the property's location, setting and condition. The Church Commissioners approval will also be required for any proposed use.

Services

The property benefits from mains services of electricity, water and gas, however there is no mains sewage connected or WC within the building. We are of the understanding that mains can be easily connected given the property's location, subject to burials.

Interested parties are advised to carry out their own investigations with regard to this matter.

Restrictive Covenants

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

Rights of Way, Wayleaves and Easements

The property will be sold subject to and with the benefit of those Rights of Way, Wayleaves and Easements that may exist within the site.

Vendor

The marketing for this property has been undertaken by Sanderson Weatherall on behalf of the Church Commissioners for England and Durham Diocese Board of Finance. Once a formal offer has been received, the Diocese will make a proposal to the Church Commissioners to determine the most appropriate use. This procedure is governed by the Mission and Pastoral Measure 2011.

Asking Price

The property is available by way of offers invited, subject to a guide price of £30-40,000.

Please note that our client reserves the right not to accept the highest or any offer received. Our client is not bound by the best value restrictions set out within the charities act and will be looking to dispose of the property for the best and most suitable use for the asset. All interested parties must be able to present a clear business plan for the proposed use of the property, as well as proof of funding to deliver such a use.



St. Mary's South Hyton
Sunday & Wednesday 9.30am Holy Eucharist
Evening Prayer 7.30pm Holy Eucharist
Emergency Telephone 011 232622 or 011 232625
Additional Notices Posted on Main Entry Door

The Church of
ST MARY
SOUTH HYTON



Fixtures and Fittings

A schedule of fixtures and fittings would be agreed within the sale of the property, upon acceptance of any offer.

Please note that our client reserves the right to remove any fixtures, fittings and stained glass that is not included within the schedule in advance of the sale.

VAT

The property will be exempt from VAT where applicable.

Legal Costs

Each party is responsible for their own legal costs incurred throughout any transaction in connection with this property.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Services

We understand that all mains services are connected to the property, however, would recommend that any interested party carry out their own investigations regarding this matter.





Further Information

Strictly by prior appointment with the agents:

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