

FOR SALE



Sanderson
Weatherall

FREEHOLD WITH VACANT POSSESSION

**St John's Church, Neasham Road
Darlington DL1 4AD**





Key Points

- **Grade II Listed Former Church**
- **Approximately 6,713 sq ft (623.66 sq m)**
- **Redevelopment opportunity suitable for a variety of uses, STP**
- **Asking Price: £150,000, STC**

Location

Darlington is situated in the North East of England and lies approximately 16 miles west of Middlesbrough and 37 miles south of Newcastle upon Tyne providing excellent road links to the A1(M) and A66.

Darlington is a historic market town located in the County of Durham with a resident population of approximately 106,000. The town lies on the river Skern, a tributary of the River Tees, being essentially developed in the Victorian times with the influence of the local Quaker families and is famous as the terminus of the first passenger railway.

The subject property is located in an elevated position to the east, which many of the local community will know as Bank Top, commanding a prominent position with the clock tower being visible from 360 degree angles. The property is situated within a regeneration zone directly opposite Darlington Train Station of which works started in Spring 2023 with a view to being completed in Spring 2025. Improvements to the station will include a new platform and station building, new footbridge and a multi storey car park. In addition to the rail station development, St John's is also located just outside (south) of Business Central Darlington and the Central Park Enterprise Zone site.

Description

The former St John's Church provides a striking building and landmark feature dating back to circa 1849 constructed from sandstone under a pitched slate roof with a 20th century brick vestry extension, built behind the original, to provide a kitchen, meeting room and WC's. The property itself is of traditional construction as expected of a church building of this age and has cast iron guttering and downpipes and stone framed single glazed windows throughout.

Externally, we understand that the site contains no burials or graves and benefits from ample parking provision with direct road access from Neasham Road. The main access is shared with a right of way existing to provide access to the scout building to the rear and residential flats to the east front elevation.

The property has a maximum cleared height of 17.5m to the apex of the roof and an eaves height of 12.05m.

Accommodation

We understand that the property has an approximate gross internal area of 623.66 sq m (6,713 sq ft).

Asking Price

The property is available by way of offers invited, subject to a guide price of £150,000.

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.

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.

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.





Future Uses

The property is for sale without a designated use. Any changes of use to the site to be discussed with the local council (Darlington Borough Council) before a formal offer is put forward. The former St John's Church is Grade II Listed and located in the Parkgate Conservative Area, 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.

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. Copy of the standard covenants can be obtained from the selling agent.

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

The property benefits from mains services of electricity, water and gas and an existing WC served by mains drainage.

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

VAT & Legal Costs

The property will be exempt from VAT where applicable.

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



PARKGATE

Shelter

ST JOHN'S PLACE

ADELAIDE STREET

East End Club and Institute

St John's Church

Hall

Pembroke Court

ALBERT STREET

PRINCESS STREET

ST JOHN'S CRESCENT

Architectural site plan showing numbered plots and buildings:

- Plots: 2, 4, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100
- Buildings: St John's Church (red border), East End Club and Institute, Pembroke Court, Hall, Shelter



Further Information

Strictly by prior appointment with the agents:

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