

Ryden

FOR SALE

GOLCAR BAPTIST CHURCH
1,075.46 SQ M (11,578 SQ FT)



CHAPEL LANE
GOLCAR
HD7 4HZ

**SUBSTANTIAL FORMER
CHURCH AND MANSE**

**POPULAR SEMI-
RURAL LOCATION**

**SUITABLE FOR VARIOUS
DEVELOPMENTS (SUBJECT
TO PLANNING)**



DESCRIPTION

The subject property comprises a former Sunday School building later used as a church. Constructed over 3 floors, there is an adjoining single storey extension to the rear and a two storey former manse adjoining.

The property is traditionally constructed in stone, under a pitched slate covered roof. The main building comprises of a former nursery/playgroup at a lower ground floor level, forming several larger meeting and store rooms and a kitchen.

At ground and first floor levels, is the former church accommodation with a large worship hall and further facilities above.

The manse comprises of a lower ground floor garage and stores. At ground floor level is a lounge, dining room and kitchen with the first floor having 3 bedrooms and a bathroom.

Externally, the property has a small rear yard/circulation area. Adjacent to the buildings is a parking area where we understand the original church used to be situated (now demolished). Beyond the car park at lower level is an additional field.

Opposite the site is an area of ornamental gardens which are included with the property on a long leasehold basis with approximately 900 years remaining at a nominal rent.

LOCATION

The property is located in Golcar on Chapel Lane, 2.5 miles (4km) west of Huddersfield in a quiet residential elevated position with open fields to the rear.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ FT	SQ M
MANSE (INC GARAGE & STORES)	231.57	2,493
LOWER GROUND FLOOR	244.09	2,627
GROUND FLOOR	483.37	5,203
FIRST FLOOR (EXC BALCONY)	116.53	1,254
TOTAL GIA	1,075.56	11,578

PRICE

The property is offered with full vacant possession on a freehold basis, with the ornamental gardens on a leasehold basis.

Offers are being invited on both unconditional and conditional bases.

Offers in the region of £595,000

SPECIAL NOTE

The sale will be in compliance with the Charities Act 2022.

EPC

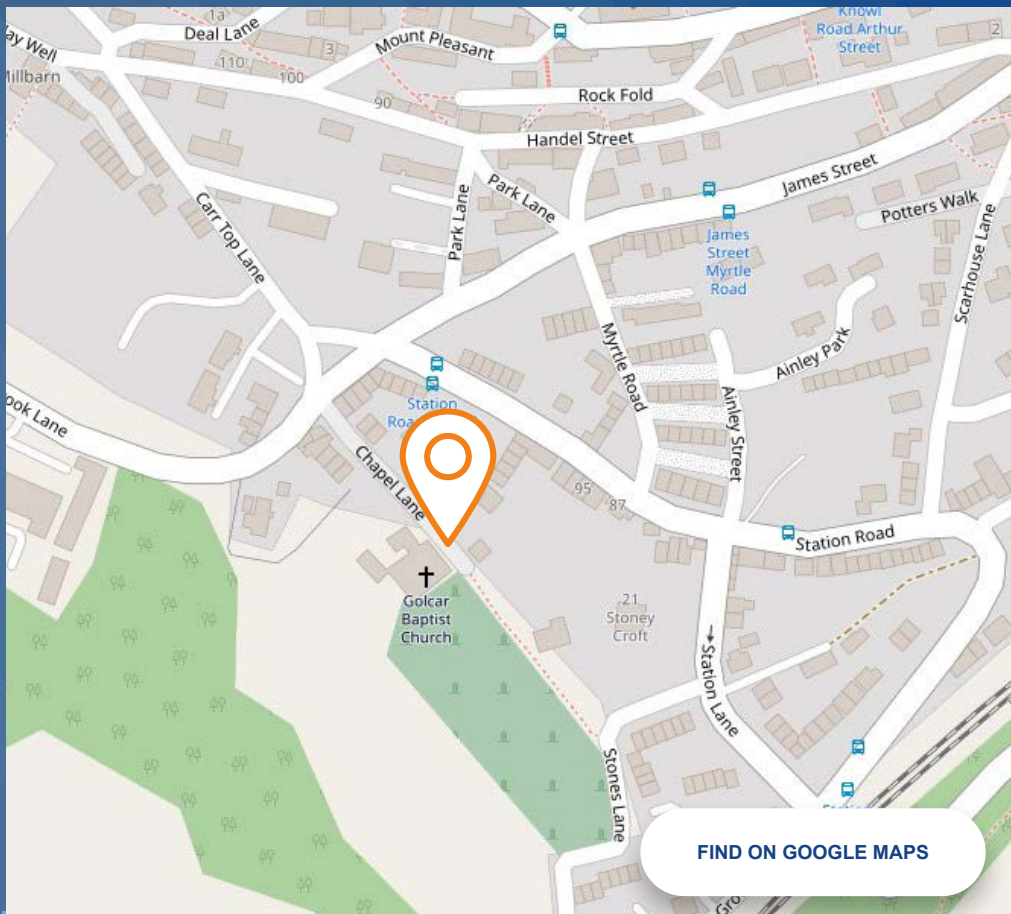
The property is exempt from the requirements for an EPC as a place of worship.

POPULAR SEMI-RURAL LOCATION

**1,075.46 SQ M
(11,578 SQ FT)**







GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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