



The Square, Stamford Bridge £150,000

The property is located within the heart of Stamford Bridge. Stamford Bridge is a popular commuter destination to York.

It forms a Grade (II) Listed former Methodist Church and school, dating from the 1820's.

The property forms an attractive building extending to a gross internal area of approximately 279m² (3,000 sf) on a site of approximately 0.05 hectares (0.12 acres).

The property would lend itself to a variety of alternative uses (subject to planning). Interested parties are invited to make their own enquiries with the East Riding of Yorkshire Planning Authority.

Expressions of Interest are invited. Please contact our York Office to arrange viewings.



Location

The property is located within the heart of the East Yorkshire Village of Stamford Bridge.

Stamford Bridge is famous for the Battle of 1066.

Stamford Bridge is a popular commuter village to York which is approximately 5 miles (8km) away. Stamford Bridge has seen a good deal of house price growth in recent years.

Stamford Bridge remains a popular stopping point for travelers on the A166. It contains a number of shops and services, generally centered around the subject property and close to The Square.

The property is adjacent to the village's doctors surgery.

Description

We understand that the building dates from 1828, although an early 20th Century porch has then been added to the front, together with a link block which connects the Church and (adjacent) former school.

The church building is of predominantly two story brick construction beneath a pitched and hipped, natural slate covered roof. The more recent entrance porch is to the north (front). Due to the sloping nature of the site, this is accessed via a series of steps, with metal handrails to either side. Access via the porch is through double-leaf doors with glazed panels, flanked by slit windows to either side. Sixteen-pane round-headed sashes with radial glazing and sills under round gauged brick arches are to either side of the porch. Four similar sashes are to the first floor level.

To the eastern side of the church is a slightly later single story, flat roofed building. This provides internal access to the school room. The school room is of single story solid brick construction beneath a pitched, natural slate roof. The main access into the school is via the aforementioned link block, although a further door is also provided. To the northeastern side of the school is a toilet block of more modern brick cavity wall construction beneath a flat, felted roof.

Internally, the first floor of the church forms an impressive galleried seating area.

The property also retains a number of period features.

To the north (front) the site benefits from an access driveway bound by timber fencing and a low height brick wall. Gates are provided to the public highway (A166).

A garden is provided to the south (rear). This is generally set to grass, being bound by a combination of mature hedges and timber fencing.

Paths extend around the perimeters of the buildings.

The site extends to approximately 0.05 hectares / 0.12 acres.

Planning

We believe that the property falls within the jurisdiction of the East Riding of Yorkshire Council.

We believe that the property falls within Stamford Bridge's Conservation Area and that it forms a Grade II Listed building.

We assume that the property benefits from an established use for F1 purposes. As such, planning consent would be required for the majority of alternative uses. Prospective purchasers are invited to make their own enquiries with the East Riding of Yorkshire Planning Authority in this regard.

Rating

Places of worship are exempt from paying business rates.

Depending upon the successful purchasers proposed use of the property, business rates maybe levied moving forward.

EPC

The property has an EPC rating of an 'E'.

A copy of the EPC document is available to view at the agents offices.

Accommodation

The property extends to a gross internal area of approximately 279m² (3,000 sf).

Tenure

We believe that the property is held on a freehold basis and it would be sold subject to vacant possession.

Terms

The property is available to purchase.

The vendor will impose a 50:50 overage clause for 25 years from the date of sale in respect of any uplifts in value arising from a future residential consent. PLEASE NOTE THAT THIS WILL ONLY APPLY SHOULD PLANNING CONSENT(S) FOR MULTIPLE UNITS (I.E., MORE THAN ONE DWELLING) BE GRANTED DURING THE OVERAGE PERIOD.

Each party to be responsible for their own legal costs in respect of the transaction.

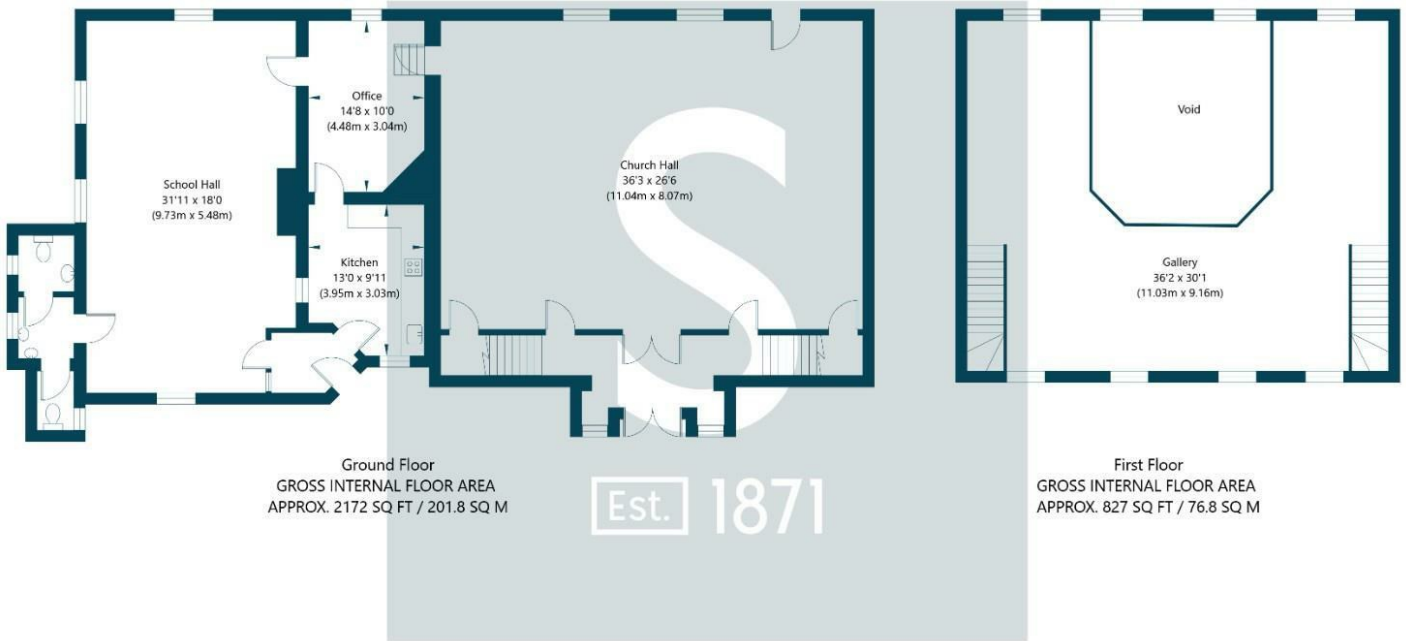
Offers invited.

Guide price of £150,000.

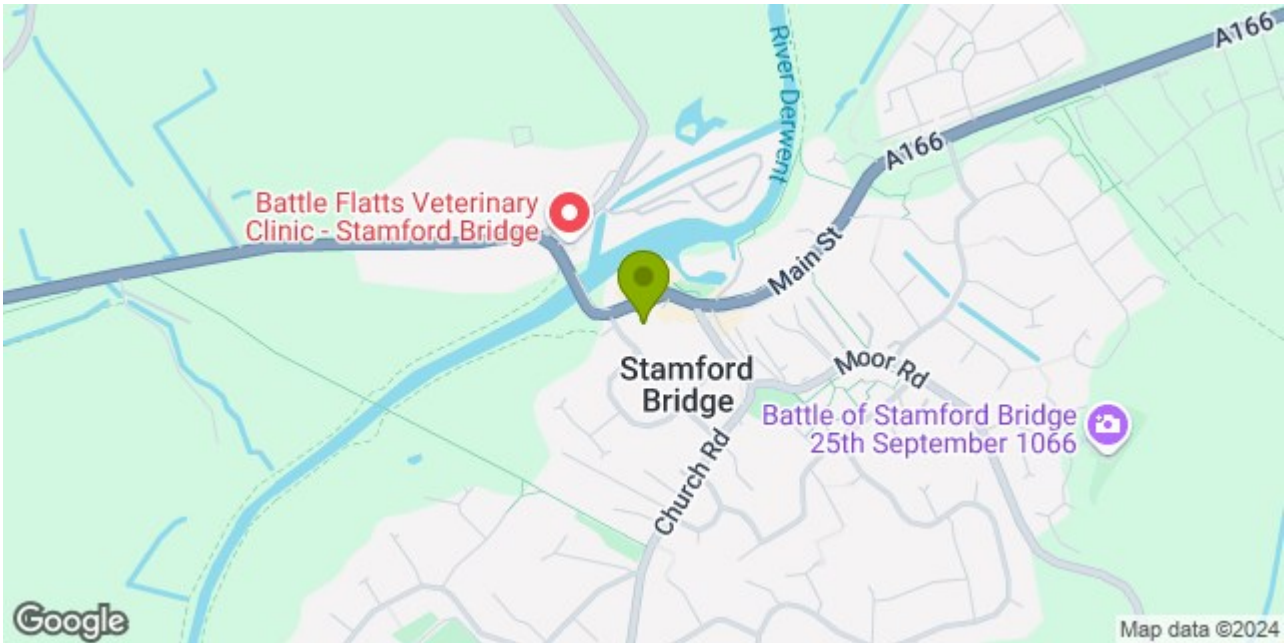
Viewings and Further Information

Please contact Stephenson's Commercial Property Department 01904 625533 / james@stephensons4property.co.uk

Stamford Bridge Methodist Church, The Square , Stamford Bridge , York, YO41 1AG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2999 SQ FT / 278.6 SQ M - (Excluding Void)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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