

# KEATES

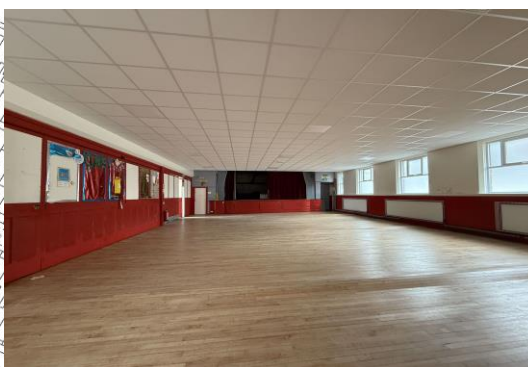
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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
www.keates.uk.com



- Church Hall for Sale
- Central Heated and Part Double Glazed
- EPC Awaited
- May suite Residential Development Subject to Planning
- Approx 781 sqm site area. Parking at the Rear



**St Andrews Church Hall, Lawson  
Terrace**  
Newcastle, ST5 8PB

**£275,000**

## Description

A church hall situated in the popular suburb Porthill which sits on a plot of approximately 781 sqms . The premises may suit a variety of uses or demolition and redevelopment for housing subject to appropriate planning permissions. The property is partially double glazed and central heated. The premises comprises two entrance halls, kitchen, meeting room, separate WC and a large open hall with stage, a dance room and ladies and gents toilets. Externally there is a forecourted frontage with parking and a brick built store at the rear.

## Location

Porthill is a small market town on the edge of Newcastle-Under-Lyme which benefits from its own retail High Street where the majority of local amenities are available. The motorway network is accessible via the M6 junctions 15 and 16.

## Situation

The property is located on Lawson Terrace with established residential housing on either side and in the surrounding areas

## Site Area

Approx 781 sqm circa 0.19 acres.

## Rates & Building

No entry in the VOA register as a Church Hall due to exemption. Building circa 221 sqm

## Planning & Use Class

Prospective purchaser should make their own enquiries with the Local Authorities planning office and professional advisers such as architects. Current use Class F1.

## Entrance Hall

With carpeted floor, radiator, access to main hall.

## Main Hall 32' 10" x 65' 1" (10.01m x 19.83m)

With wooden floor, radiators, Power Point, windows to rear and side. Stage.

## Inner Hall

With carpeted floor, built-in storage rooms.

## Reception 21' 2" x 14' 3" (6.45m x 4.34m)

With carpeted floor, radiator, Power Point, built-in cupboard. Kitchen off.

## Kitchen 11' 5" x 15' 10" (3.48m x 4.83m)

Fitted kitchen with oak wall and base marble effect surfaces over. Vinyl floor and part tiled walls. Include cooker point, Power Point, built-in cupboard.

## Entrance Hall

With carpet floor, door to front.

## Inner Hall

With vinyl floor, radiator.

## Hall 2 24' 1" x 16' 10" (7.33m x 5.13m)

With wooden floor, radiator, PowerPoint.

## Office 9' 1" x 17' 0" (2.78m x 5.19m)

With carpeted floor, radiator, PowerPoint.

## WC (Gents)

With two WC'S separate metal urinal trough, fitted sinks, tiled walls.

## WC's (Ladys)

Three WC cubicles with low level wc's in white, built-in sinks set in vanity units, vinyl floor, part tiled walls.

## Outside

To the frontage is a walled forecourt. At the rear is tarmac parking for five vehicles leading to a concrete side yard and brick built store.

## Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



### Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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## Our Services

### Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

### Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

### Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

### Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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# Energy performance certificate (EPC)

|   |  |   |  |
|---|--|---|--|
| St Andrews Church Hall<br>Lawson Terrace<br>Porthill<br>NEWCASTLE UNDER LYME<br>ST5 8PB |  | Energy rating<br><b>F</b>                               | Valid until:<br><b>19 March 2035</b>                   |
|   |  |   | Certificate number:<br><b>6281-6983-2052-5761-2740</b> |
| Property type   |  | General Assembly and Leisure, Night Clubs, and Theatres |  |
| Total floor area  |  | 417 square metres                                       |  |

## Rules on letting this property

**!** You may not be able to let this property.

This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

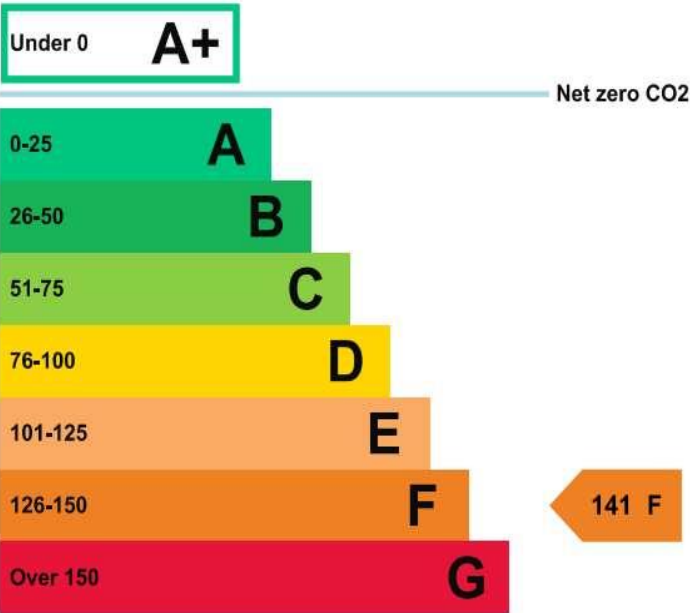
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

## Energy rating and score

This property's energy rating is F.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.