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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
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- **Former Church and Grounds**
- **May suit conversion to Offices or dwelling, subject to planning permission**
- **EPC Awaited**
- **Site Area approx 0.15 acre. Building approx 1705 sqft 158sqm**
- **Suitable for Conversion / Development (STC)**



St Aidens, 150 Shobnall Road
Burton-On-Trent, DE14 2BB

£210,000

Description

A disused church building constructed of solid brick and stone construction and pitched roof and consists of a porch, nave and vestry. The property benefits from a high eaves height circa 9m and may suit redevelopment subject to planning. Building approx 1705 sqft/ 158 sqm. Externally the property has pedestrian access, walkways and grounds in need of a little maintenance with the plot size of approx 625 sqm. PLEASE NOTE: This property will be subject to restrictive covenants.

Business Rates

Through sight of the entry on the Valuation Office Web Site we can confirm the following:- The property is exempt from rating being a place of worship. The purchaser is advised to make their own enquiries with the Local Billing Authority as to rates payable.

Accommodation / Site

Site Area - 625 sq m (0.15 acre) Building - 158 sq m (1705 sq ft) The building is connected to mains drains, gas and electric.

Services

The property is connected to mains gas, electric and water.

LEGAL AND GENERAL NOTE:

(1) All offers received will be referred to the Diocesan Mission and Pastoral Committee (DMPC). While the DMPC does not have a power of disposal, it will make a recommendation to the Church Commissioners who have power under the Mission and Pastoral Measure 2011 to prepare and issue a draft pastoral (church buildings disposal) scheme authorising the new use and disposal of the property.

(2) In the event of that scheme becoming effective the Commissioners will be empowered to sell the property for the authorised use when the remaining statutory requirements are completed. The scheme will also free the property from the legal effects of consecration.

(3) Until the scheme has been completed the Commissioners will not be in a position to proceed to contract.

CONDITIONS: Prospective purchasers are invited to submit offers, subject to the following rules and stipulations:- (1) Offers must be accompanied by sketch plans (which need not be detailed at this stage but which should outline the applicant's proposals) and written details of the proposed use of the property. (2) The Vendors do not bind themselves to accept the highest or any offer. (3) The offer must

state clearly the price which the applicant is prepared to offer for the property, and must be unconditional save for the condition that planning permission and listed building consent be granted. Conditional acceptance of an offer will be subject to: (a)

Completion by the Church Commissioners of a pastoral (church buildings disposal) scheme authorising the new use and disposal of the property. (b) Approval by the Church Commissioners of detailed plans and specifications of any proposed architectural or structural alterations following consultation with their expert advisers. (c) Compliance with the statutory requirements where human remains are present and the disposal of any tombstones, monument and memorials.

COVENANTS: Indicate that: Covenants will be included when disposing of the property. These are designed primarily to: ensure the property is used for authorised purposes only. prevent unauthorised alterations or demolition. protect against disturbance of any human remains, tombstones, monuments or memorials A set of standard covenants is enclosed/available from the Agent. These may in some cases be adapted to take into account particular circumstances. We are advising features such as fonts, stain glass windows and war memorials are likely to be removed.

Planning

The property may suit conversion to a dwelling or offices. Buyers should seek professional advice and make enquiries with Staffordshire East Council in relation to any proposed change of use.

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, 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 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 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 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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