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DAVID HILL



**Methodist Church Main Street Kirkby Malzeard HG4 3RY**

***COMMUNITY USE RESTRICTION***

A former Methodist Church building requiring repair and improvement being situated in the heart of the rural village of Kirkby Malzeard between Pateley Bridge and Ripon.

**Guide Price £180,000**

# Methodist Church Main Street Kirkby Malzeard HG4 3RY

• Ripon 6 miles • Pateley Bridge 11 miles • Northallerton 19 miles • Harrogate 15 miles • Leeds 32 miles

## Location

The property is centrally located off Main Street in the rural village of Kirkby Malzeard. The village provides limited services however the Cathedral city of Ripon is just 6 miles drive to the south east providing an excellent range of services and amenities.

## Description

This substantial stone built Methodist Church is accessed via steps from Main Street and entered via an arched opening into a generous entrance lobby with stairs leading to a gallery seating area overlooking the Main Hall.

The Main Hall (11.48m x 8.15m) has feature coloured glass windows. The Main Hall leads through to the School Hall (6.42m x 7.32m) via two separate doorways, each with a single step up. To the rear of the School Hall and accessed via three steps is a lobby/store (4.16m x 0.90m) which in turn leads through to a store room (4.12m x 2.26m).

To the side of the School Hall is a further entrance lobby with separate walk in store and two separate cloakrooms. There is a separate kitchen (3.62m x 2.51m) providing a range of bae and wall units, laminate work surface and 1½ bowl stainless steel sink with drainer. There is a serving hatch to the School Hall.

Outside the property has a yard area to the front and paths extending to both sides. One of which extends the full length of the building giving access to the side entrance hall and the associated rear yard area. The second rear yard area is accessed via a gate from Back Lane.

There is no private vehicle parking with the property.

## Restriction on Use

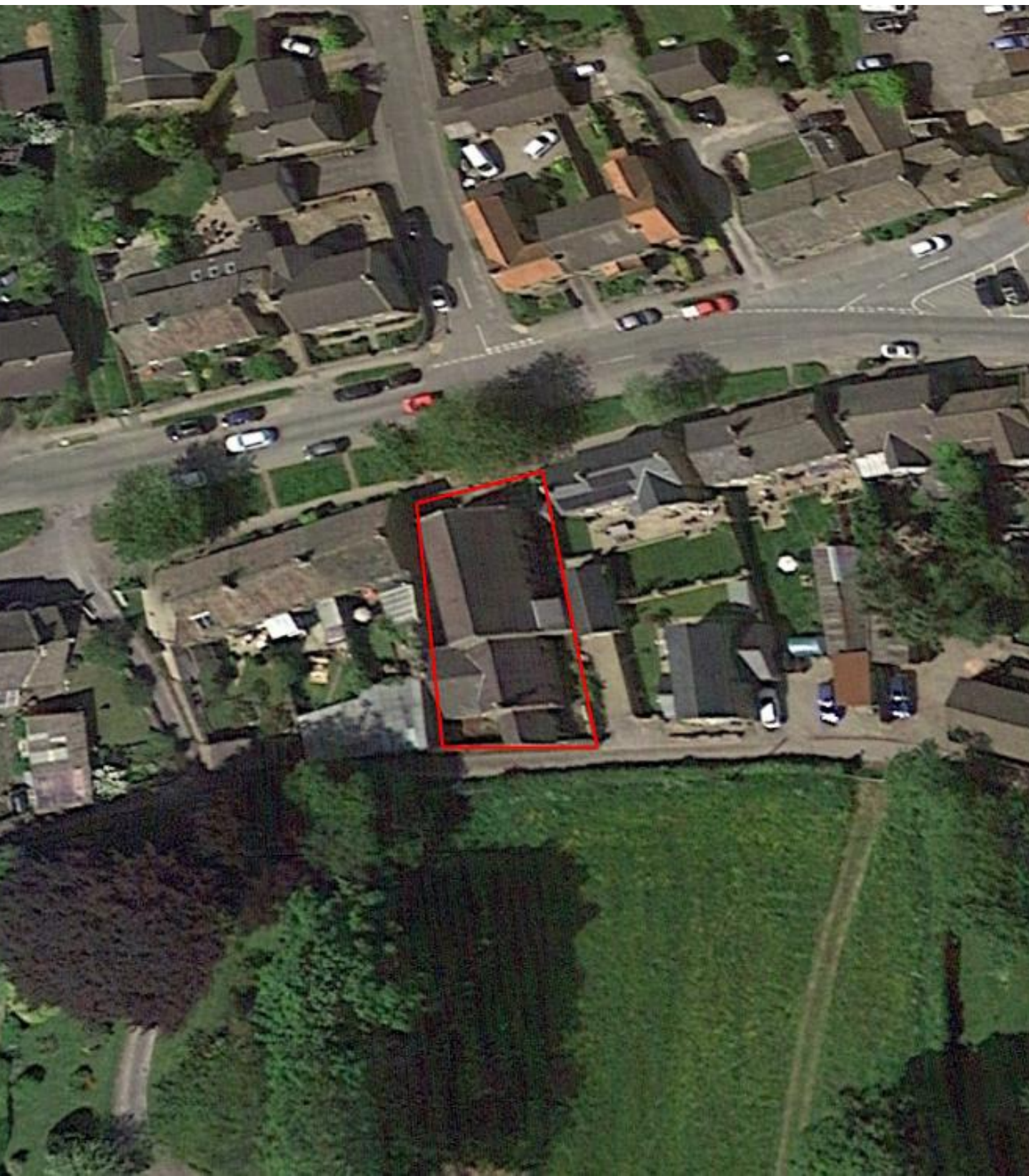
Being previously used as a place of worship, the property has been identified by the Local Authority as an existing 'Community Facility and Social Space'. This use is protected under the *Harrogate District Local Plan 2014–2035 Policy HP8 Protection and Enhancement of Community Facilities*.

Any proposed new use for the property must first be approved by the Local Authority in writing to ensure it is policy compliant.

## Overage

The property is sold subject to an overage clause in relation to future residential and commercial change of use that will entitle the vendors and their successors in title to 50% of any uplift generated by the grant of planning permission for change of use. The term of the overage clause will be for a period of 30 years from the date of completion of the sale.







## Services

We understand the property is connected to mains electricity, mains drainage and mains water.

## Tenure

Freehold

## Viewing

Strictly by appointment through the selling agents.

## Directions

From Ripon head north west on Kirkby Road continuing for about 6 miles to the village of Kirkby Malzeard. The Methodist Church can be found on the left directly opposite Manor Crescent. A David Hill for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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