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DAVID HILL



St Andrews Methodist Church Cowling Keighley BD22 0AZ

COMMUNITY USE RESTRICTION

A former Methodist Church building requiring repair and maintenance being situated in the heart of Cowling Village between the west Yorkshire village of Cross Hills and the east Lancashire town of Colne.

Guide Price £180,000

St Andrews Methodist Church Cowling Keighley BD22 0AZ

• Colne (M65) 6.5 miles • Colne 2.5 miles • Skipton 7.5 miles • Keighley 6.5 miles

Location

The property is situated off Walton Street in the heart of the rural village of Cowling. The village provides a reasonable level of services which include a convenience store, primary school, a pub and a well used, relatively new village hall/community centre. The nearby town of Colne provides a wider range of services as well as access to the M65 motorway.

Description

The building is of rather basic construction having a natural stone front elevation with a combination of cement render and timber cladding to the other elevations under a bitumen mineral felt roof cover.

The accommodation extends over the ground floor and briefly comprises the following:

Entrance Lobby	(1.70m x 2.50m)
Entrance Hall	(5.71m Max x 4.4m)
Office	(3.12m x 2.85m)
Female W.C	(2.87m x 3.80m) Cubicles and wash basins.
Male W.C	(1.83m x 3.83m) Cubicles and wash basin.
Side Room	(4.84m x 3.89m)
Kitchen	(3.80m x 2.80m) Range of base and wall units, laminate work surface, 1½ bowl stainless steel sink, electric four ring hob and oven. External door.
Hall	(9.62m x 15.10m) With stage and storage area.
Vestry	(5.83m x 9.53m) Comprising vestry, entrance hall and kitchenette.
Chapel	(14.88m Max x 11.57m)

Approximate total gross internal floor area - 458sqm (4930 ft²)

Outside, the property has a useful hard surfaced parking area with smaller grass amenity areas to the side and rear.

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 Policy INF2 within the current Local Plan.

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 water, drainage, gas and electricity.

Tenure

Freehold

Viewing

Strictly by appointment through the selling agents.

Directions

From Skipton head south on Keighley Road (A629) to the roundabout at Kildwick and the start of the dual carriageway section of the Aire Valley Trunk Road. Take the fourth exit onto Station Road (B6172) and continue to the T junction, turning right onto Keighley Road (A6068). Follow the road through Cross Hills and Glusburn for about 2 miles to Cowling. In the village turn left into Walton Street which leads onto Cross Street where the property can be found. A for sale sign has been erected.

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

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