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DAVID HILL



## Methodist Church Beeford Road Skipsea YO25 8TG

### *COMMUNITY USE RESTRICTION*

A former Methodist Church building requiring repair and improvement being situated in the rural village of Skipsea on the east coast between the larger towns of Bridlington to the north and Hornsea to the south.

Guide Price £60,000

# Methodist Church Beeford Road Skipsea YO25 8TG

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

## Location

The property is located on the edge of the small village of Skipsea on the east coast. The village provides limited services, however the larger towns of Hornsea and Bridlington just 5 miles to the south and 8 miles to the north respectively provide a wider range of services and amenities.

## Description

This substantial brick built Methodist Church with stone features and adornments fronts onto Beeford Road and entered via the main door into an entrance vestibule which opens into the Main Hall. A separate side porch gives access to a generous lobby area (4.80m x 2.85m) with coloured glass windows and an arched opening with folding doors giving access to the Main Hall. There is a separate Kitchen (2.18m max x 2.07m max) with base units, laminate work surface, stainless steel sink and central heating boiler (oil) with flue. Adjacent to the kitchen and access from the lobby is a separate w.c.

The Main Hall is of generous proportions (10.23m max x 7.88m max) having feature coloured glass windows and an impressive exposed pitch pine roof structure .

We have estimated the approximate gross internal floor area of the building to be 111 sqm (1,195 sqft)

Outside, there is a gravel surfaced parking space and path to one side with an oil tank serving the central heating boiler at the far end. The building forms the boundary to the north and east elevations.

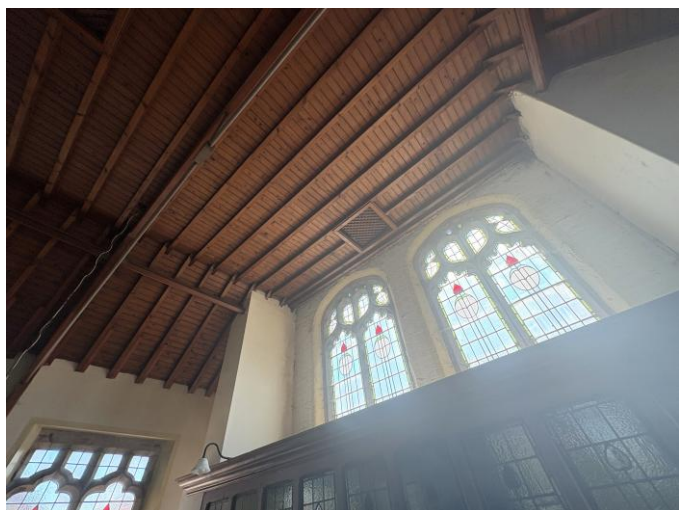
## Restriction on Use

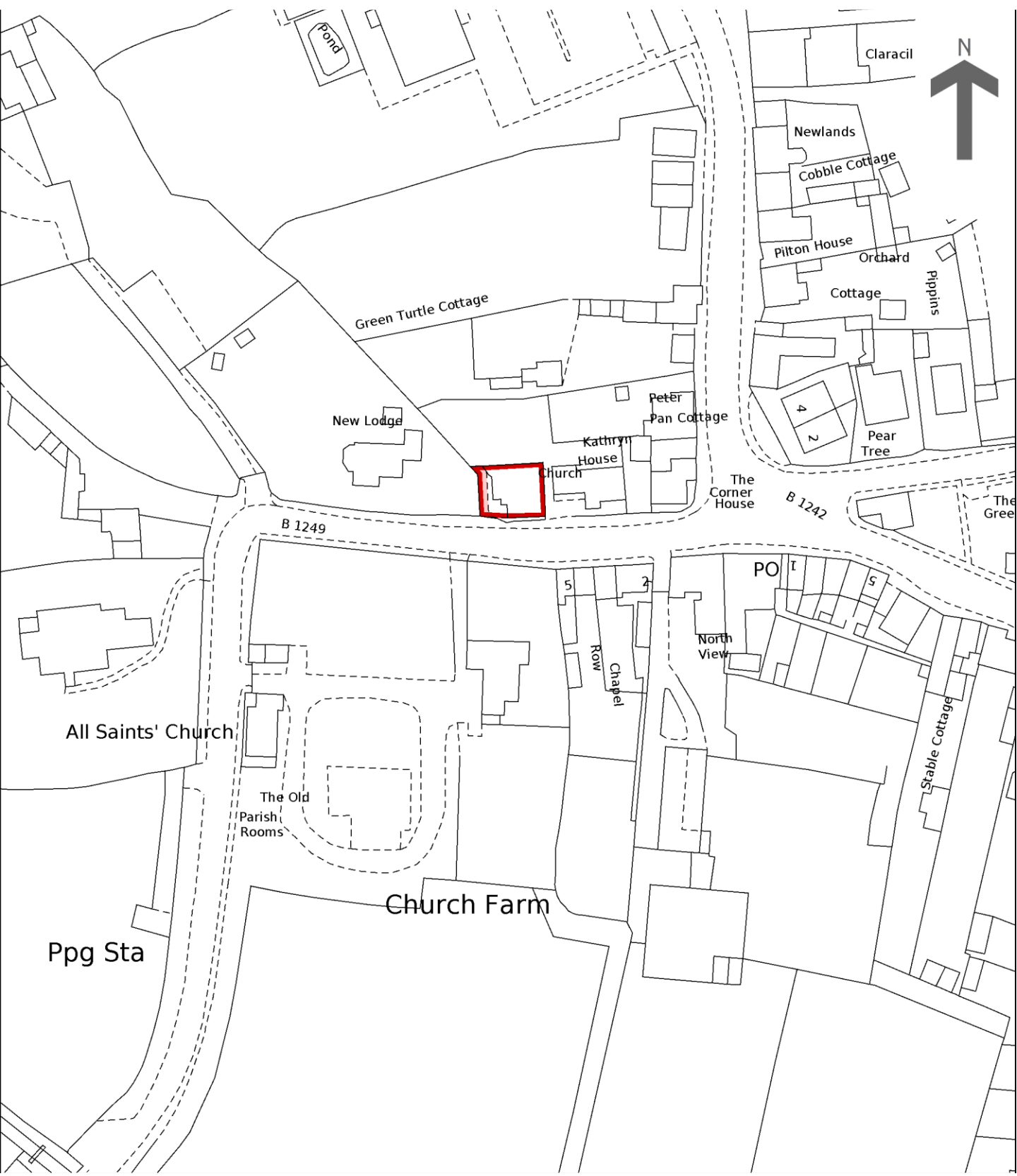
Being previously used as a place of worship, the property has been identified by East Riding Council as an existing 'Community Facility and Social Space' and is protected as such under the adopted local plan.

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

## 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.





Pond

Claracil

Newlands

Cobble Cottage

Pilton House

Cottage

Orchard

suidid

Green Turtle Cottage

New Lodge

Peter Pan Cottage

Kathryn House

Church

The Corner House

B 1242

B 1249

PO

North View

Chapel

5

2

5

All Saints' Church

The Old Parish Rooms

Church Farm

Ppg Sta

Stable Cottage



## Services

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

## Tenure

Freehold

## Viewing

Strictly by appointment through the selling agents.

## Directions

From Bridlington head south on Kingsgate continuing straight across at the two roundabouts onto the A165 which becomes Bridlington Road. Continue on the A165 passed the village of Fraisthorpe and round the right hand bend at Barmston, shortly after which taking the left turning signed Hornsea/Skipsea/Ulrome (Allison Lane B1242). In Ulrome follow the bend round to the right where the road becomes Skipsea Lane (B1242) and continue to Skipsea. In Skipsea village on the left hand bend, turn right where the church can be found on the right after about 50 meters. A David Hill for sale sign has been erected.

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

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