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DAVID HILL



Bolton with Fangfoss Methodist Church Main Street Bolton YO41 5QT
COMMUNITY USE RESTRICTION

A former Methodist Church building requiring repair and improvement being situated in the heart of the rural village of Bolton approximately 11 miles east of York.

Guide Price £175,000

Bolton with Fangfoss Methodist Church Main Street Bolton YO41 5QT

• Pocklington 3 miles • York 11 miles • Driffield 20 miles • Market Weighton 12 miles • Hull 29 miles

Location

The property is situated in the small rural east Yorkshire village of Bolton. The village provides limited services however the city of York is just 11 miles to the west providing an excellent range of services and amenities.

Description

This small brick built Methodist Church with blue slate roof is accessed directly from the council highway and entered via a porch with arched doorway into the Main Hall.

The Main Hall (6.90m max x 10.14m max) has a graduated floor with arched windows either side. To the rear is a lean to extension (4.91m x 3.67m) with kitchen area to one corner comprising base and wall units, laminate work surface, stainless steel sink and drainer and tiled splash back. The remainder of the room provides a meeting space with external door. Beyond the kitchen area is a useful store adjoining which is a cloakroom with w.c. (2.94m x 2.01m).

We have estimated the approximate gross internal floor area of the building to be 95 sqm.

The property has private vehicle parking to the front with pedestrian access to each side leading round to a burial ground at the rear.

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.







Services

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

Tenure

Church Building - Freehold
Burial Ground – 999 year lease

Viewing

Strictly by appointment through the selling agents.

Directions

From York head east on the A1079 turning left to Wilberfoss onto Main Street. Continue on Main Street turn left onto Storking Lane which becomes Ling Lane and then Station Road before reaching the village of Spittal. At the T junction with Highfield Lane turn Right and continue for just under 1 mile to Bolton where the property can be found at the far end of the village on the left. A David Hill for sale sign has been erected.

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

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