01756 795621
www.david-hill.co.uk

DAVID HILL







The Church in West Bretton
Huddersfield Road Wakefield WF4 4TP

COMMUNITY USE RESTRICTION

An interesting semi detached extended property comprising a former church with associated meeting rooms, situated in the heart of the rural village of West Bretton, about 8 miles to the south of Huddersfield.

Guide Price £130,000

The Church in West Bretton, Wakefield, WF4 4TP

• Huddersfield 8 miles • Wakefield 12 miles • Barnsley 9 miles • Bradford 19 miles • Leeds 23 miles

Location

The property enjoys a central position within the small rural village of West Bretton, conveniently located between the larger towns of Huddersfield, Wakefield and Barnsley with excellent access to the M1.

Description

This former church comprises an original semi detached stone cottage having been significantly extended to provide a versatile communal hall with classrooms, office, kitchen and cloakrooms.

The property is entered via a vestibule which opens into a very spacious communal hall with full height ceiling. Beyond the hall is a useful meeting room with bow window and accessible cloakroom off. A lobby with stairs to the first floor leads through to a rear hall with external door and access to a well appointed kitchen.

The first floor landing with study area gives way to a cloakroom and a small office/store. To the other side of the landing is a larger office/classroom with bow window.

Over two floors, the property provides an approximate total gross internal floor area of approximately 175sqm.





Outside

The property is approached via a paved path to the entrance door with a predominantly lawned garden area to the front being bordered by a stone wall . To the rear of the building is a gravel surfaced yard providing private parking - there is a right of way through the yard to serve the adjoining property. Within the yard are two small stone out buildings providing storage. Beyond the rear yard is a small terraced triangle of lawn through part of which there is access to a neighbouring property.

Restriction on Use

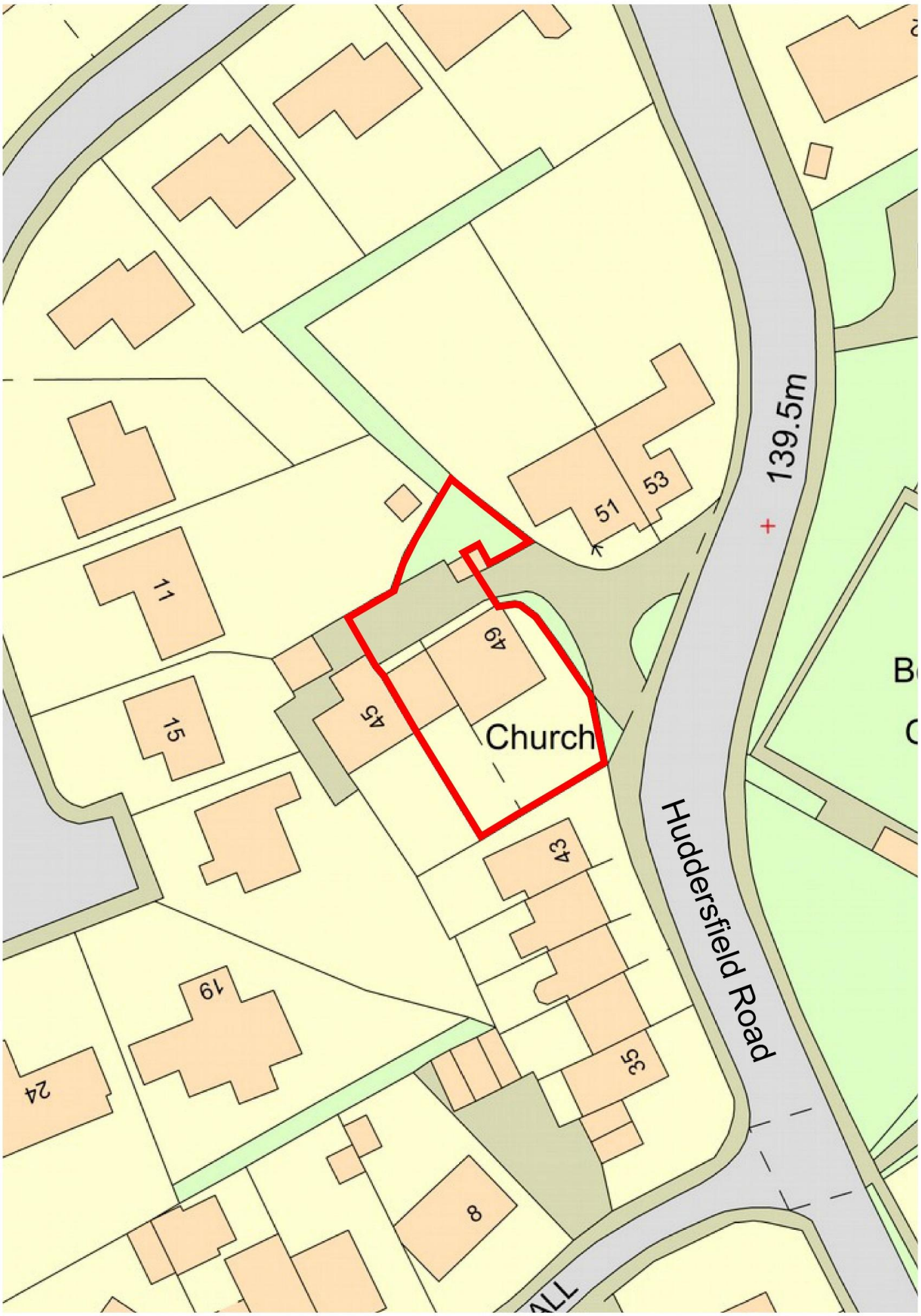
Being previously used as a place of worship and community space, the property is considered an existing 'Community Facility and Social Space' and as such is protected under the adopted Wakefield District Local Plan and more recently adopted NPPF.

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.




139.5m
Huddersfield Road
Church
11
15
19
24
8
35
43
45
49
51
53









Services

We understand the property is connected to mains electricity, mains drainage and mains water.
There is no mains gas in the village.
Electric heating.

Tenure

Freehold

Viewing

Strictly by appointment through the selling agents.

Directions

From Wakefield head south on the M1 exiting the motorway at junction 38 (Huddersfield A637). At the roundabout turn right under the motorway taking the fourth exit signed Huddersfield/West Bretton (A637). Continue on Huddersfield Road (A637) for about 2 km to West Bretton where the property can be found on the left. A David Hill for sale sign has been erected.

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

info@david-hill.co.uk

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