



For Sale

Former Methodist Church

- For sale by Modern Method of Auction
- Character freehold former chapel in Stainton Village
- Ground floor accommodation 43.77sqm (471sqft)
- Guide Price: £60,000 subject to a reserve price

**Stainton Methodist Church, Meldyke Lane, Stainton,
Middlesbrough, TS8 9AZ**

1-5 The Grove, Ilkley, LS29 9HS

Email: HKS@dacres.co.uk

dacres.co.uk   

Location

Stainton is an attractive and well-established village approximately four miles south of Middlesbrough, offering traditional village character and local amenities including the Stainton Inn and Memorial Hall. A wider range of shops and services is available at nearby Coulby Newham, while the A174 and A19 provide convenient access across Teesside and the wider region.

The property occupies a prominent position on Meldyke Lane, close to the historic centre of the village and its principal amenities. It lies within the Stainton and Thornton Conservation Area, in an established setting characterised predominantly by traditional residential properties.

Description

The accommodation comprises a single-storey former Methodist chapel with an entrance foyer leading into the main open-plan hall. Ancillary accommodation includes a small kitchenette, accessible w/c and mezzanine boiler store.

The property is of traditional construction with rendered elevations beneath a pitched slate roof and offers potential for conversion to an alternative use, subject to the necessary consents.

Accommodation

The accommodation is measured in accordance with the RICS Property Measurement – 2nd Edition (2018) on a Net Internal Area Basis and briefly comprises:

	Sqm	Sqft
Methodist Church GF	43.77	471

Business Rates

No current Rateable Value was identified. This is consistent with places of public religious worship being exempt from business rates and therefore absent from the Rating List.

EPC

EPC exempt

Terms and Viewing

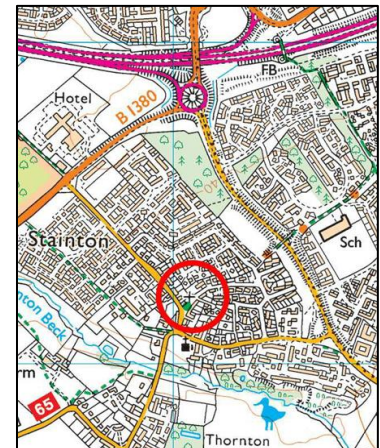
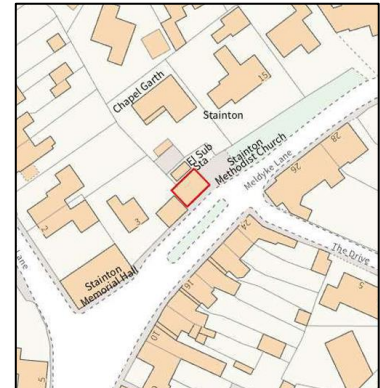
Each party to the transaction will be responsible for their own legal costs incurred. The property is sold freehold with vacant possession. This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

The property is sold freehold with vacant possession.

Viewings will be conducted from 12 noon on Friday 28th August and 12 noon Wednesday 2nd September.



VIEWING / FURTHER INFORMATION

Call 07522676995

Ref: Hedley Steel HKS@dacres.co.uk



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