



For Sale

Freehold With Vacant Possession

2,745 sq ft (255 sq m)



**St George's Church
3 East View
South Moor
Stanley
DH9 7EW**



SW
Sanderson
Weatherall

Key points

- ▶ Grade II Listed Church
- ▶ Approximately 2,745 sq ft (255 sq m)
- ▶ Redevelopment opportunity available for a variety of new uses
- ▶ Asking Price: £95,000, STC

Description

St George's is a Grade II Listed church building with multiple features of architectural importance including a range of stained glass windows and memorials. There is a very well used memorial garden on the northern elevation of the property.

The property itself is of a traditional construction as expected of a church building of this age with solid sandstone walls, pitched timber framed roof under a traditional slate surface. Cast iron guttering and downpipes and stone framed single glazed, lead lined windows.



The property sits within a large site, with the majority of the land used for burials. Land as defined on the attached plan is offered for sale with the building. The property has a small road which runs all the way around the building which can be used for vehicular access.

To the north of the site there is a small rectangular plot of land which would likely be suitable for redevelopment or indeed repurposing as car parking for the church building as part of its future use.

From our on site measurements we calculate the property to provide 255 sq m (2,745 sq ft) of gross internal area. The property has a maximum cleared height of 6.47m to the apex of the roof.

Location

St George's Church is situated within the established residential community of South Moor, on the southern edge of Stanley, County Durham. The property enjoys a highly visible roadside position on South Moor Road and benefits from convenient access to the principal transport routes serving the region. Stanley town centre lies approximately one mile to the north, whilst Durham City, Chester-le-Street, Consett and Newcastle upon Tyne are all readily accessible via the nearby A693 and A692 road corridors.

A range of local services and community facilities are available within close proximity, with Stanley providing an extensive selection of shops, supermarkets, cafés, health services, schools and leisure amenities. The surrounding area is predominantly residential in character, creating a strong community focus and offering a substantial local catchment population. The property is located opposite Greenland Community Primary School and is well placed to serve both local residents and visitors from the wider County Durham area.

The combination of a prominent location, good transport accessibility and proximity to local amenities makes the property suitable for a variety of community, educational, leisure, commercial or alternative uses, subject to obtaining the necessary consents.





Future Uses

The property is for sale without a designated use. Any changes of use to the site will have to be discussed with the local council (County Durham Council) before a formal offer is put forward. St George's Church is Grade II Listed therefore any proposed use will need to take this into consideration as well as the property's location, setting and condition. The Church Commissioners approval will also be required for any proposed use.

Restrictive Covenants

The property is to be sold subject to the Church Commissioners covenants which will be discussed with the purchaser but will include control over future use and alterations.

Rights of Way, Wayleaves and Easements

The property is to be sold subject to the Church Commissioners covenants which will be discussed with the purchaser but will include control over future use and alterations.

Vendor

The marketing for this property has been undertaken by Sanderson Weatherall on behalf of the Church Commissioners for England and Durham Diocese Board of Finance. Once a formal offer has been received, the Diocese will make a proposal to the Church Commissioners to determine the most appropriate use. This procedure is governed by the Mission and Pastoral Measure 2011.

Asking Price

The property is available by way of offers invited, subject to a guide price of £95,000.

Please note that our client reserves the right not to accept the highest or any offer received. Our client is not bound by the best value restrictions set out within the charities act and will be looking to dispose of the property for the best and most suitable use for the asset. All interested parties must be able to present a clear business plan for the proposed use of the property, as well as proof of funding to deliver such a use.



Fixtures and Fittings

A schedule of fixtures and fittings would be agreed within the sale of the property, upon acceptance of any offer.

Please note that our client reserves the right to remove any fixtures, fittings and stained glass that is not included within the schedule in advance of the sale.

Services

The property benefits from mains services of electricity, water and gas and existing WC served by mains drainage.

Interested parties are advised to carry out their own investigations with regard to this matter.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

The property will be exempt from VAT where applicable.

Legal costs

Each party is responsible for their own legal costs incurred throughout any transaction in connection with this property.



Sanderson
Weatherall

Viewings

For further information or to
arrange a viewing please
contact the sole selling agents:

▶ **Mark Convery**
07525 872 141
mark.convery@sw.co.uk

▶ **Amy Lamming**
07561 710 960
amy.lamming@sw.co.uk



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

sw.co.uk

July 2026