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For Sale

THE
KING'S CROSS
CHURCH

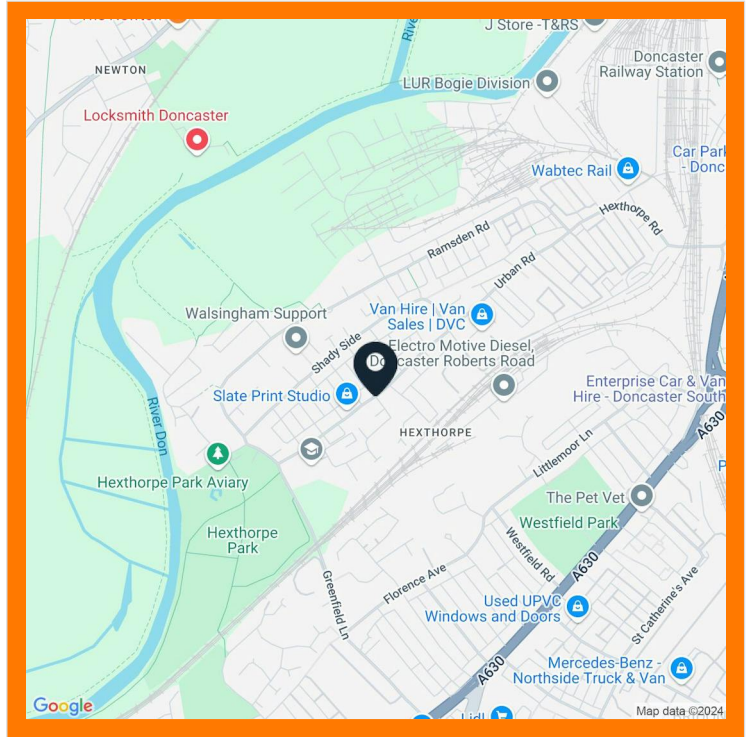
Freehold Church Building in Hexthorpe, Doncaster
£475,000

King's Cross Church, Urban Road, Hexthorpe,
Doncaster, DN4 0EP

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- Freehold church and church hall buildings
- The property is located in the Hexthorpe area of Doncaster, South Yorkshire
- Existing use F1 (formerly D1) Public worship or religious instruction (may have potential for alternative uses (STP))
- Generous car parking provision
- Fitted out to a high standard



Description

The property comprises two separate buildings. The front building is the church which was built in 2013 on the site of an original Methodist chapel. The rear building is the church hall which was fully refurbished in around 2018.

The Church (built 2013)

The church is a two-storey building with brick/block cavity walls. The roof is pitched and is clad in concrete interlocking roof tiles. The windows are predominantly uPVC with double glazing.

The accommodation on the ground floor comprises:

Entrance porch, foyer, 13-person passenger lift, main staircase, accessible WC, understairs store, male WC (2 no. WCs, 1 no. urinal, wash hand basins), female WC (3 no. WCs with wash hand basins), large kitchen, large meeting room, 5 no. small stores, and plant room.

The first floor comprises:

Staircase, small kitchen, passenger lift, landing/lobby, male and female WCs, cleaner's store, small meeting room, main church hall with raised platform at one end (this also has moveable partitioning), office, 2 no. stores and an emergency escape staircase.

Church Hall (built 1897)

This was refurbished around 2018. It is of substantial solid brick construction on one floor plus a small cellar.

The building is located behind the church and there is an internal tarmac courtyard/car park. The rear of the building fronts onto Beaconsfield Road, a street of terraced houses, but there is no access into the building other than via the internal courtyard.

The accommodation includes:

Entrance hall and corridor, accessible WC, male WC (2 urinals, 2 WCs plus wash basins); female WC (3 WCs and wash basins), kitchen with serving hatch, small pantry store (with boiler), steps down to small cellar; main hall with timber floor (maximum height 6 metres, eaves height 4.24 metres), 4 no. store rooms including a cleaner's cupboard.

Location

The property is in Hexthorpe, which is located about 1 mile southwest of Doncaster city centre. The neighbourhood largely developed in the late 19th century with much of the nearby housing being flush-fronted terraced houses. There are local shops on Urban Road, and an indoor bowling centre close by. There is nearby industry including engineering works associated with the rail industry.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - The Church (built 2013)	2,602	241.73
1st - The Church (built 2013)	2,615	242.94
Building - Church Hall (built 1897)	2,618	243.22
Total	7,835	727.89

Planning

We are advised that the property has planning consent for F1 (formerly D1) use. The property is not listed or within a conservation area.

We would advise interested parties to make their own enquiries with Doncaster Council Planning Department.

Rating Assessment

As a place of worship, the property is exempt from business rates. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

Tenure

Freehold - SYK569231 Title Number.

Price

£475,000. We are informed VAT is NOT payable on the price. Closing Date for Best Offers: 5pm Wednesday 10th September 2025.

Energy Performance Certificate

EPC exempt - Place of worship

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