



Northallerton
Auctions Limited



St John's Church

Skipton on Swale, Thirsk, YO7 4SB



St John's Church

Skipton on Swale, Thirsk, YO7 4SB

Thirsk 4.5 miles

Charming Stone Built Church

129m² of internal floor space

Grade II listed

Built Circa 1840

For Sale as a Whole

Offers Invited



Applegarth Mart, Northallerton, North Yorkshire, DL7 8LZ

Tel: 01609 772034

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Description

St John's Church is a charming stone building, built in the early 1840's. The Grade II listed building is a small village church set in an attractive medium-sized church yard. The church has now formally closed for worship. It is bounded on the south by the former A61 Ripon-Thirsk road, now a quiet village street, on the east and north sides by the driveway to the (former) vicarage and on the west by the former vicarage garden. Parking is available on the public highway but there is no off street or allocated parking with the church.

Situation

Located in Skipton on Swale, a village between Thirsk and the A1(M). The property is 4.5 miles from the centre of Thirsk and 3 miles from the A1 (M).

General Remarks

Vendor

The property is being marketed on behalf of the Diocese of York and the Church Commissioners for England (charity registration number 1140097). The Diocese shall review & present proposed offers to the Church Commission who will act as the vendor .

Services

The property benefits from mains water & electricity only with no foul drainage.



Planning

No advice has yet been obtained from North Yorkshire Council, but it should be noted that their planning policy DP5 seeks to prevent the loss of community facilities. The building has been legally closed for regular public worship following a statutory period of consultation as this use had become unviable. Initially, expressions of interest are sought for a viable community use. Any non community use enquiries will be kept on file and followed up should no viable community use be found. Any proposed use of the building will need to take into consideration the characteristics of the property, its location and setting.

Tenure

The building is to be offered for sale freehold with vacant possession upon completion.

Boundaries

The proposed extent of the site has been shown on the attached plan for identification purposes only. The vendor will discuss the extent of the land they wish to sell with the purchaser and this will depend on the proposed use.

Restrictive Covenant

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 & Easements

The property is sold subject to and with the benefit of all rights of way, whether public, or private, light, water, drainage, sewage, support and easements and other restrictive covenants, and existing and proposed wayleaves for masts, pylons, cables, water, gas pipes whether mentioned in these particulars or not.

Fixtures & Fittings

On acceptance of any offer the schedule of fixtures and fittings which are specifically included within the sale will be agreed. The vendor reserves the right to remove any fixtures, fittings and stained glass in advance of the agreement in the schedule and thereafter anything which is not in the schedule can be removed without notice in advance of the sale.

Viewings

The external of the building can be viewed during reasonable day light hours with a set of particulars. Please note that the driveway to the former vicarage should not be used to view the property. For internal inspection please contact our office on 01609772034.

Method of Offering

The church is offered for sale by private treaty. Any prospective purchasers are invited to submit an expression of interest providing the following information; Proposed use, Proposed offer figure, Proof of funds, Details of alterations to be made.

The vendor will then assess all offers on the basis of; anticipated planning suitability, suitability of the use in relation to the previous religious use, financial funds & impact on the building.

Sale Process

The vendor will determine, which if any offers are taken further. The vendor will require any successful offeror to provide evidence of financial positions for both the purchase and restoration/ conversion of the building along with likely acceptability of the proposal by the planning authority. The vendor may also seek assurance through a business plan or other information as to the initial long-term viability of these proposals. The Church Commissioners will sanction the disposal and in doing so must undertake certain legal processes under the provisions of the Mission and Pastoral Measure 2011, including a statutory period of public consultation, before completing the sale of the property. Purchasers should be aware that those procedures will not commence until evidence has been supplied indicating favourable response from the planning authority. It is usual for any necessary planning permission to be in place before completing the sale.

Contact

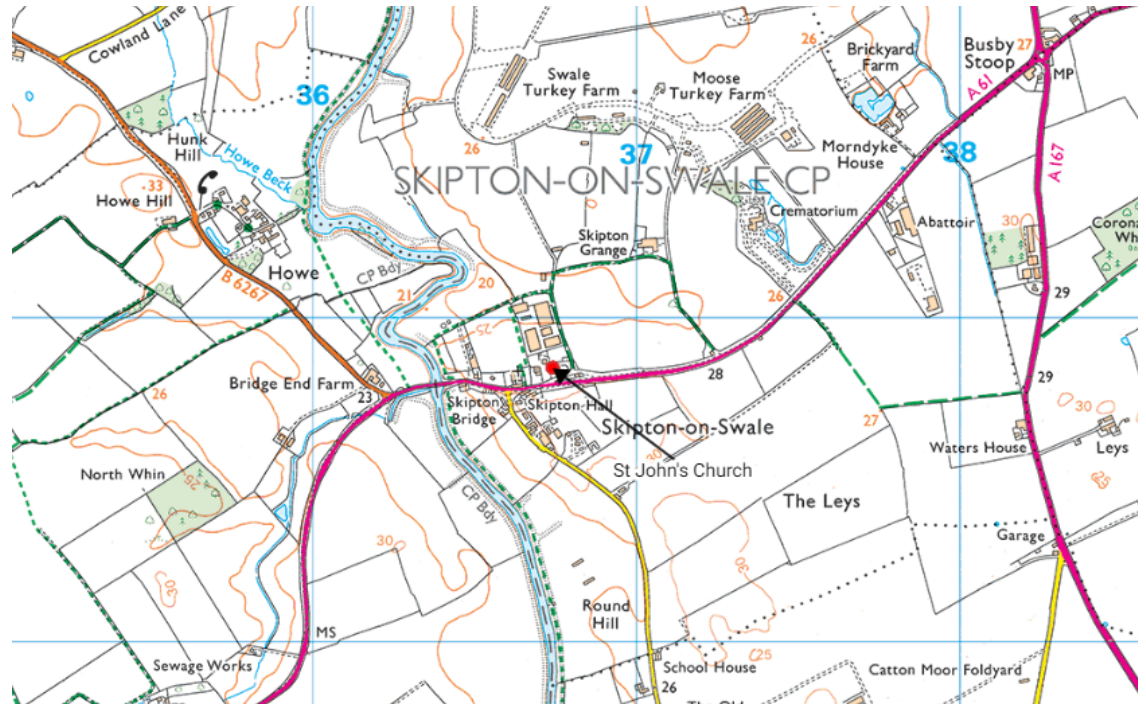
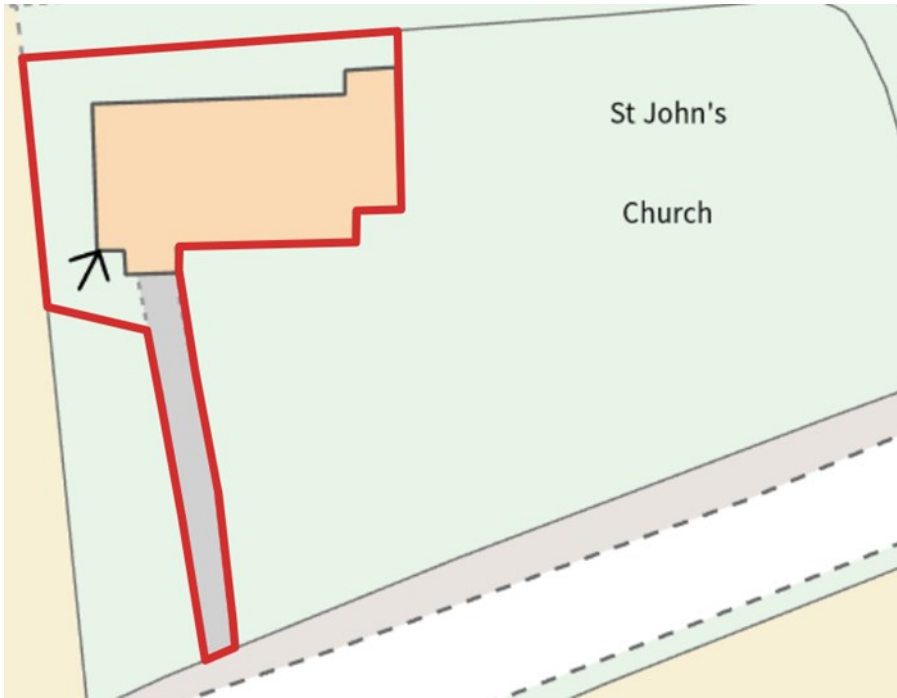
All enquiries should be directed to:

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IMPORTANT NOTICE

Northallerton Auctions Ltd does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

