



**St Mathias, Manchester Road,
Stocksbridge, Sheffield, S36 2DT**



FOR SALE - St Mathias, Manchester Road, Stocksbridge



St Mathias, Manchester Road, Stocksbridge,
Sheffield, S36 2DT



A substantial former church located in a popular location offering numerous development opportunities subject to planning.

- Prominent position close to the Fox Valley retail park scheme
- Mainly open plan accommodation
- Mixed residential and commercial area
- Rear car parking area
- Not Listed
- Not contained on a Heritage list
- No graveyard
- Offers scope for development subject to planning



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A substantial former Church offering numerous development options STPP

Location

The property sits in a prominent position fronting Manchester Road (B6088) which is the arterial route through Fox Valley and the towns of Stocksbridge and Deepcar.

The immediate location is in mixed use, with a terrace of houses lying directly opposite the subject property, with Stocksbridge Town Hall and Business Centre lying immediately to the west of the building and a tyre depot location to the east. The main retailing area of Stocksbridge lies approximately 300m to the west where the retailers are mainly smaller independents with the exception being a Lidl supermarket.

The most significant feature of the location is the development of the Fox Valley retail scheme on the former Samuel Fox & Co Steelworks immediately to the north of the site. This development has transformed Stocksbridge and Deepcar from a retail perspective with the scheme having many national occupiers represented including Aldi, Costa Coffee, Boots, Holland and Barratt, Next and Home Bargains. The scheme also houses new office buildings and a residential development of 118 dwellings.

Description

St Mathias is a substantial church that was closed in the summer of 2018 and has since been well maintained. It is an imposing building with high walls and offers mainly open plan accommodation internally. The accommodation is configured to provide a nave with arcade feature which has within it WC and kitchenette facilities. The raised chancel area leads through

into a secondary kitchen area with its own access. The main elements of the church are entered from the front vestibule. There are some useful under-croft storage areas that back onto a tarmacked area which is suitable for the parking of several vehicles.

Due to the layout and configuration of the building it is thought that the building will offer various potential uses subject to planning, these could include community use, restaurant, offices, leisure or residential.

Accommodation

| Description | Sq M | Sq Ft |
|--------------------|---------------|--------------|
| Nave | 344.53 | 3,708 |
| Chancel | 89.35 | 926 |
| Kitchen | 34.77 | 374 |
| Under-croft stores | 53.94 | 581 |
| Total Area | 522.59 | 5,589 |

Guide Price

Offers are invited.

Tenure

The property is understood to be freehold with vacant possession being offered upon completion of sale formalities.

Business Rates

As the building is a place of worship it is currently not rated.

Services

We understand that all mains services are connected. We must stress that none of the services have been checked or tested.

Method of Sale

The property is offered for sale by private treaty. Prospective purchasers are invited to submit expressions of interest incorporating the following information;

1. Proposed use.
2. Proposed financial offer.
3. Proof and availability of funds to meet the offer made.
4. Details of alterations which would be made to the building.
5. Proposals for the redevelopment of the property. This must include proof of funding to carry out those proposed works.
6. How the proposed use accords with planning policy.

The vendor shall consider all bids against the following criteria;

1. Anticipated planning acceptability.
2. Suitability of use in relation to previous religious uses.
3. Financial receipt available.
4. Impact on the building and the locality.

Sale Process

The vendor will consider which, if any, offers shall be taken further. The vendor will expect to accept one or more bids to be taken forward. The successful bidders will be asked to make final offers including firm financial terms and evidence of the likely acceptability of the proposals to the planning authority. Independent confirmation that the funds are available to meet the offer made and to cover costs of any proposed development shall be provided.

The vendor may seek assurances through business plan or other information as to the initial or long term viability of these proposals.

The Church Commissioners will sanction the disposal and in doing so have to undertake certain legal processes before completing the sale of the property, including a statutory period of public consultation. Purchasers should be aware that these procedures shall not commence until evidence has been supplied indicating favourable response to the planning authority. Any necessary planning consents will need to be in place before Church Commissioners will complete on the sale.

Money Laundering

The successful purchaser will be required to submit information to comply with Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.


Viewings

Strictly by prior arrangement with the agent.

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Approximate Travel

 **Locations**

- Sheffield 10 miles
- M1 (Junction 36) 5 miles
- Woodhead Pass 5 miles

Sat Nav Post Code

- S36 2DT

 **Nearest station**

- Pennistone 3 miles

 **Nearest Airports**

- Doncaster Sheffield Airport



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