

FOR SALE

Christadelphian Hall & Cottage
7-9 Chapel Lane
Salterhebble
Halifax
HX3 0QN

- Three Storey Former Church Property and Adjoining Two Bed Cottage
- Existing GIA: 4,641 Sq Ft (431.15 Sq M)
- Potential to Create 5,308 Sq Ft
- Suitable for Residential Redevelopment (STPP)



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Accommodation

The Total Approximate Internal Floor Area:		
	Sq Ft	Sq M
Ground Floor	1,633	151.69
Lower Ground Floor	2,033	188.88
First Floor (Balcony)	958	88.99
Cottage	975	90.58
Total Approximate GIA	4,641	431.15
Potential If Balcony Void Filled	5,308	493.12

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

EPC

This property is exempt from requiring an Energy Performance Certificate being a place of worship.

Tenure

The Freehold interest in the property is being offered For Sale with full vacant possession.

VAT

The sale price is quoted exclusive of VAT which we understand is not applicable.

Legal Fees

Each party to be responsible for their own legal fees incurred in any selling transaction.

Viewing

For more information or to book a viewing please contact the sole selling agent:

Ryan Barker

Direct Line: 01422 430024

Email: Ryan.Barker@walkersingleton.co.uk

Ref: 37355

Jun-18

Location

The property is situated along Chapel Lane which is accessed off the main A629 Huddersfield/Halifax trunk road being a main arterial route into Halifax. The property is located in the Salterhebble area of Halifax approximate 1-mile South-West of the Town Centre and 4 miles from Junction 24 of the M62 Motorway. Nearby Towns and Cities include Huddersfield approximately 6 miles, Bradford approximately 7 miles and Leeds City Centre approximately 15 miles distant.

Description

The property briefly comprises a substantial former Church property providing a combination of three floor levels with entrances at lower ground and upper ground levels. There is potential to increase the floor area by flooring over the void between the balcony.

Adjacent is a three storey former caretakers cottage providing two bedroom accommodation and connected to the Church at lower ground level.

Externally is a yard with stone flagged paved area fronting Chapel Lane and courtyard with outbuilding adjacent the cottage.

Price

Offers in the Region of £275,000



Property House, Lister Lane, Halifax, HX1 5AS

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