

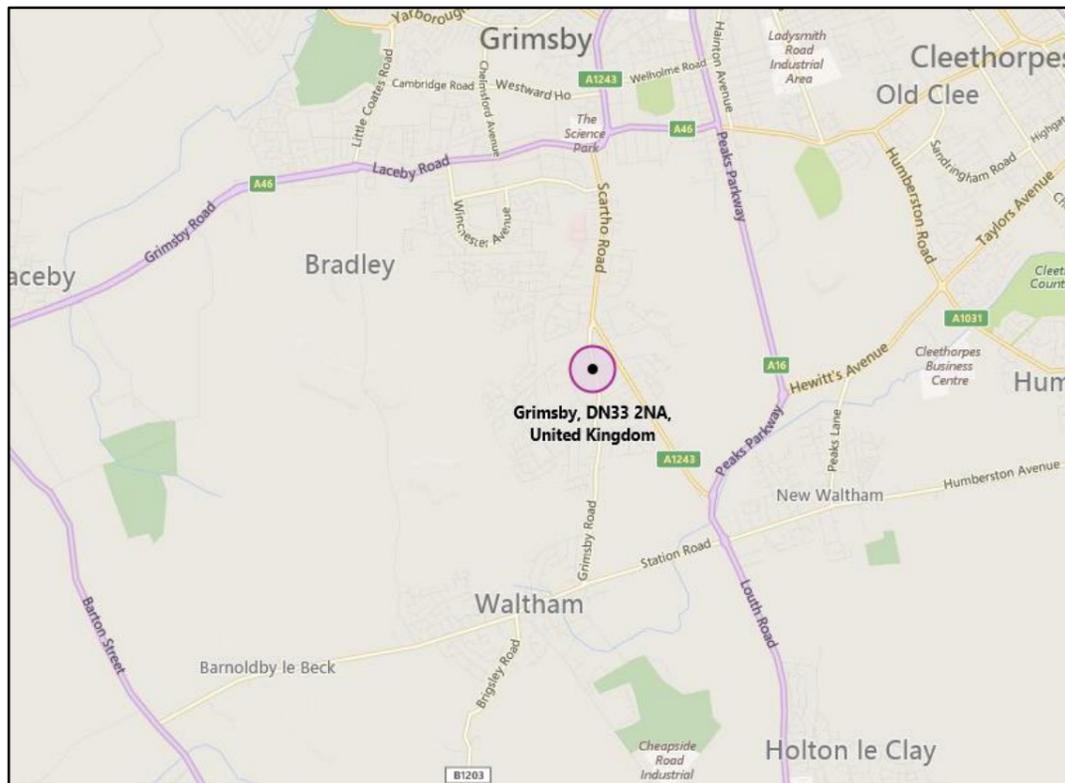
ST JOHN FISHER CATHOLIC CHURCH HALL

232.74 sq m (2,523 sq ft)

**WALTHAM ROAD
SCARTH
GRIMSBY
DN33 2NA**



SITE PLAN



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LOCATION PLAN



FOR SALE

- Church Hall sitting on site of about 0.33 hectares (0.81 acres)
- Attractive residential location
- Close to amenities such as shops and takeaways
- Suitable for a variety of uses STP

The Money Laundering Regulations 2007 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The property is situated within Scartho a suburb lying to the south of Grimsby town centre, that lies about 2 miles to the north.

Grimsby is a large town situated on the south bank of the Humber Estuary, within the Unitary Authority of North East Lincolnshire. With the adjoining town of Cleethorpes the resident population is 80,243 (2011 Census) of which circa 11,000 live in the village of Scartho. The town enjoys good road links to the national road network via the A180 that becomes the M180 about 15 miles to the west of the town. The City of Lincoln lies about 40 miles to the south and Scunthorpe about 20 miles to the west.

The property is located in a well-established residential area close to the village amenities that includes a good retail offer a short distance to the north on Waltham Road which includes a Spar Convenience Store.

DESCRIPTION

A single storey church hall constructed in brick under a part pitched/part flat roof lying on a site of about 0.33 hectares (0.81 acres) with a large tarmac surfaced parking area to the front. The site has a depth of 73m (239 ft) a frontage to Waltham Road of about 53m (174 ft).

ACCOMMODATION

Having measured the property on a Net Internal Basis under the RICS Code of Measuring Practice the property has the following floor areas:-

	Sq M	Sq ft
Lobby	24.96	287
Hall	194.58	2,094
Kitchen	13.20	142
Men's WC	-	-
Ladies WC	-	-
Disabled WC	-	-
Total NIA	232.74	2,523

SERVICES

Mains electricity, water and drainage are connected to the property.

TOWN AND COUNTRY PLANNING

The existing use of the property falls within Use Class D1 (Non Residential Institutions) of the Town and Country Use Classes Order 1987 (s amended). Other uses falling within this use class include; clinics, health centres, crèches, day nurseries, schools, art galleries, museums and libraries, in addition to the existing use as a place of worship/church hall.

Furthermore in our view – subject to the receipt of planning permission - the site has potential for alternative uses including residential. The building is not Listed nor is it located within a Conservation Area.

TENURE

The property is being sold freehold with vacant possession on completion.

PRICE

Offers are invited for the freehold interest.

The site will be sold subject to an overage provision under which the vendor will be entitled to 75% of the uplift in the value of the site on the grant of planning permission for a higher value use other than the existing D1 (Non-Residential Institutions) use, for a period of 25 years from the sale of the property.

VAT

VAT is not payable on the purchase price.

LEGAL COSTS

Each party to pay their own legal costs incurred in connection with the sale.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available on request.

VIEWING

Strictly by appointment through the Chartered Surveyors.

Contact: James Butcher or Harriet Hatcher
Tel: 01522 544515
Email: james.butcher@bankslong.com
harriet.hatcher@bankslong.com

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