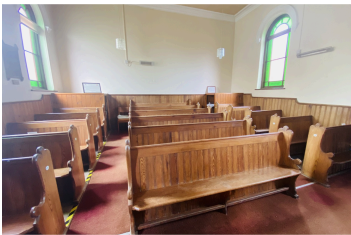


# FOR SALE

## FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



Main Rd, Thorngumbald, HU12

£69,950

- Peaceful village location
- Not a listed property
- Ideal for development subject to planning
- Suitable for a variety of purposes

Frank Hill & Son are pleased to offer to the market single storey church hall located in the peaceful village of Thorngumbald, offering access to a range of local amenities such as shops and good local schools. The Chapel is constructed of brick with a slate roof and sloping timber floor. Having all of its original features including beautiful stained glass windows and wooden pews throughout. A vaulted ceiling gives this already impressive historic building a feeling of grandeur. This property would be suitable for a variety of uses, subject to the necessary planning consent. There is mains electricity to the property, though no WC or mains sewerage. Heating is provided by electric heaters and there is no gas connection to the property. Parking is available on the public highway but there is currently no off street or allocated parking spaces available for the church. This property is not a listed building.



18 Market Place, Patrington, Hull HU12 ORB  
Email • [auctions@frankhillandson.co.uk](mailto:auctions@frankhillandson.co.uk)  
Website • <https://www.frankhillandson.co.uk/>  
Telephone • 01964630531 Fax • 01964 631203



## Chapel

6.16m x 8.32m The chapel is constructed of brick with slate roof and sloping timber floor. Having all of its original features including beautiful stained glass windows and wooden pews throughout. A vaulted ceiling gives this already impressive historic building a feeling of grandeur. There is mains electricity and water to the property, though no WC or mains sewerage. Heating is provided by electric heaters and there is no gas connection to the property.

## General

**TENURE** Freehold with Vacant Possession on Completion **PLANNING** All Intending Purchasers must satisfy himself as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council. **OUTGOINGS SOLICITORS LAND REGISTRY** The property is registered Title No YEA61469 - See attached plan - Full details available **ENERGY PERFORMANCE CERTIFICATE** An EPC is not required for this property.

**AGENTS NOTES** On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.

**SERVICES** Mains Electricity only is believed to be connected.

**MISDESCRIPTIONS/MEASUREMENTS** The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

**WAYLEAVES/RIGHTS OF WAY/EASEMENTS** The Land is Sold subject to and with the benefit of all existing rights of way, water, light, drainage, all other easements and wayleaves affecting the Land and whether mentioned in these Particulars or not

**PLANS AND PARTICULARS** The Plans have been prepared and the Acreage in the particulars are stated for the Convenience of the Purchasers and are based on the Ordnance Survey Map with the sanction of the Controller of HM Stationary Office. The Plans and Particulars are believed to be correct but their accuracy cannot be guaranteed and no Claims for Omissions can be admitted.

**VIEWING- STRICTLY BY APPOINTMENT ONLY WITH FRANK HILL AND SON**

**ADDITIONAL INFORMATION** Frank Hill & Son for themselves and for the vendors of the property or articles out in these particulars, give notice that

- These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract

- All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors

- None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact.

Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.

- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

- No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.

- The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property

