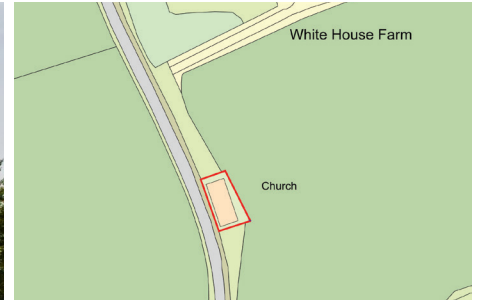


# Residential



## Woldgate Methodist Chapel, Woldgate, Haisthorpe, East Yorkshire, YO16 4XE

**\*GUIDE PRICE: £30,000 - £40,000 (plus fees)**



### Description

Woldgate Methodist Chapel is a detached brick and slate built building that dates from 1888 and is now offered for sale as a redevelopment opportunity or for continued use as a place of worship. Although a favourable Pre Application response has been given by the planning authority for its conversion to residential use, the property is being sold subject to a Restrictive Covenant in favour of the neighbouring land owner that restricts the use of the building to that described in the paragraphs below. A previous agreement in principle with the neighbouring land owner for the removal of the covenant and the sale of a small parcel of additional land to provide amenity space to the converted property has not progressed due to the death of the land owner. Negotiations have not been entered into with the late owners beneficiaries and the property is now being offered to the market subject to the restrictive covenants.

### Location

Haisthorpe is a small village located on the A614 Driffield to Bridlington Road. Woldgate Chapel fronts directly onto West Back Side and enjoys open views to the front over the neighbouring open countryside.

### Restrictive Covenants

1. Not to carry on or permit to be carried on any trade or business on the said property and not to be occupied or used for any purpose other than a Church or Chapel with Schoolroom Minister's House, Caretaker's flat, Lecture Hall and/or other Institutional buildings used in connection with or ancillary to the Methodist Church or all or any of the buildings above mentioned.
2. Not to do or permit to be done upon the said property anything which is or might be or become a nuisance or annoyance to the seller (party (1)) or the owners or occupiers of any adjoining property.

### Accommodation

Entrance porch, Meeting Room, Chapel, Kitchen, 2 x WC's.

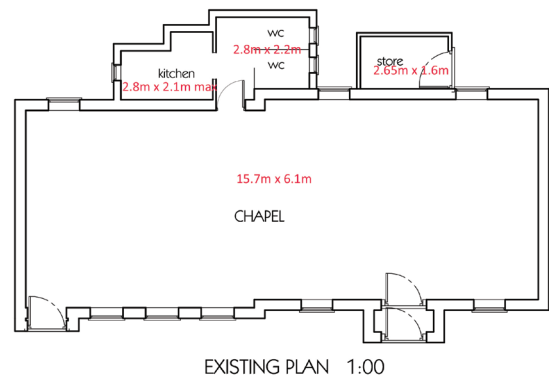
### Pre -App Planning Response

A copy of the pre-application response and indicative plans supplied with the pre-pp will be available in the legal pack.

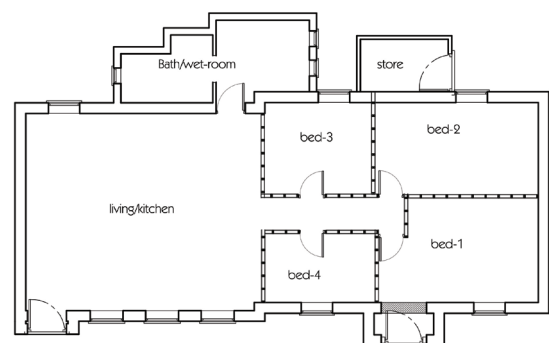
**Tenure:** Freehold with vacant possession upon completion.

**Services:** Mains water, drainage and electricity are believed to be connected but have not been tested. Purchasers must make their own enquiries to verify this statement

**Solicitors:** Capsticks Solicitors. Tel: 0113 340 1722  
FTAO Amy Brennan



EXISTING PLAN 1:00



PROPOSED PLAN

**Additional Fees:** The purchaser will be required to pay an administration charge of 0.3% of the purchase price subject to a minimum of £750 (£625 plus VAT) and a buyer's premium of £480 (£400 plus VAT) in addition to the purchase price of the property. Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**Joint Agent :** Dee Atkinson & Harrison  
56 Market Place, Driffield Tel : 01377 241 919

**Viewing:** Auction House on 0845 400 9900.

Dee  
Atkinson  
& Harrison