



**Hetton Methodist Church
Hetton, Skipton**



Hetton Methodist Church Hetton, Skipton BD23 6LT

Guide Price: £150,000

- Idyllic village location
- Former Methodist Church
- Slightly elevated position
- Far reaching views
- Attractive lawn frontage
- Substantial stone built property
- Dating back to 1859
- Character features
- Adaptable layout
- Suitable for a number of uses subject to planning



The property currently comprises:
Entrance Hall · Main Hall · Meeting Room · Kitchen · Store · Boiler Room · Toilet · Side Entrance Hall · Front lawned areas · Rear Patio area

Skipton: approx. 5 miles Grassington: approx. 5 miles Ilkley: approx. 15 miles Harrogate: approx. 27 miles Leeds: approx. 32 miles

DESCRIPTION

A unique opportunity to purchase this substantial former Methodist Church standing in a pleasant position within the sought after village of Hetton in the Yorkshire Dales National Park.

Comprising an attractive stone building dating back to 1859 beneath a pitched slate roof with numerous arched windows providing an impressive light interior. Internally the property comprises glazed entrance vestibule, large open hall with attractive timber truss features, meeting room, fitted kitchen, side hallway, toilet, store, boiler room. Approximate Gross Internal Area 1,941 sqft (180 sqm).

Externally there are attractive front lawned areas with paved pathways. Rear patio area and access to side. The property enjoys an open aspect to the front and street parking in the village.

Hetton is a sought after village nestling in the Yorkshire Dales National Park and home to the famous Angel Inn at Hetton. Approximately five miles from the market town of Skipton and Grassington which offer a good range of facilities and amenities.

TENURE

The property is freehold and vacant possession will be granted upon completion.

SERVICES

Mains electricity, water and drainage are believed installed. Oil fired radiator heating. None of the services have been tested.

PLANNING

Being previously a place of worship, the property has been identified by the Yorkshire Dales National Park as an existing "community facility and amenity space" and this will be protected under Policy C9 of the current local plan.

Any proposed new use for the property must first be approved by the National Parks in writing.

OVERAGE

The property is sold subject to an overage clause in relation to future residential and commercial change of use that will entitle the vendor and their successors in title to 50% of any uplift in value generated by the grant of planning permission for change of use, for a period of 30 years from the date of completion of the sale.

METHOD OF SALE

The property is available for sale by private treaty although the Vendors reserve the right to conclude the sale by any appropriate means.

VIEWING

Strictly by appointment with the sole selling agents, WBW Surveyors Ltd. To arrange an appointment call Jeff Crabtree /Michael Beech on 01756 692900 or by email jeff.crabtree@wbwsurveyors.co.uk michael.beech@wbwsurveyors.co.uk

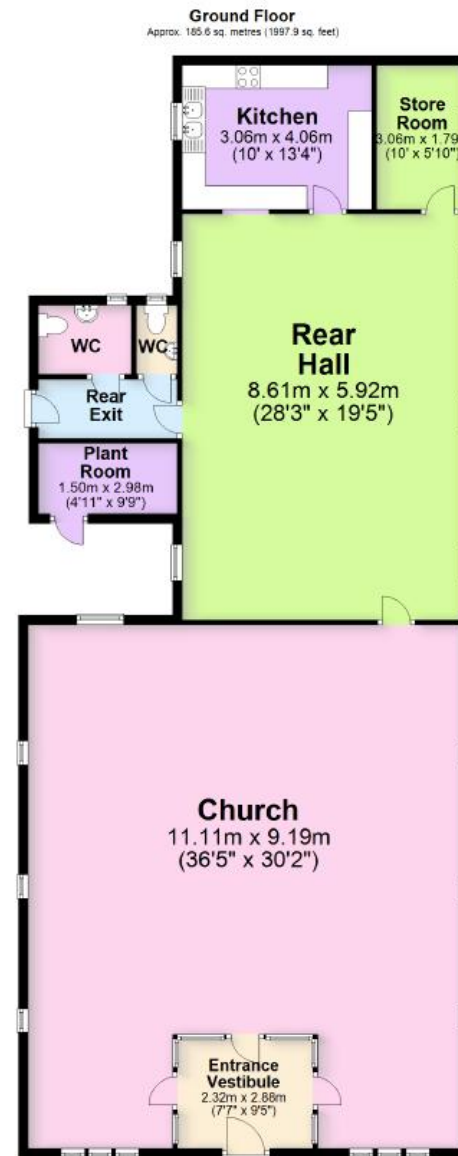
Details Prepared: August 2023



LOCATION PLAN



FLOOR PLAN



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: **01756 692 900**
www.wbwsurveyors.co.uk

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