



KIELDER UNITED REFORMED CHURCH
KIELDER, NORTHUMBERLAND, NE48 1EL

George F. White
MAXIMISING VALUE 



Kielder United Reformed Church

Kielder, Northumberland, NE48 1EL

Hexham 30 miles | Newcastle 47 miles | Carlisle 47 miles

Constructed in 1874 a stone built church under a Lakeland slate gabled roof in Romanesque style with round headed windows. The church is Grade II Listed and benefits from a large rectangular site of approximately 0.225 hectare (0.55 acre).

Guide Price £75,000

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Location

Kielder village lies to the north of Kielder Water. It benefits from a Village Store and Post Office and a pub with dining facilities. Nearby is Kielder Castle, a local tourist attraction with further amenities. The church lies to the north west of the village adjacent to the minor road linking the B6357 to the B6320. Kielder Water is one of Northumberland's most popular tourist destinations with cycling, walking and boating facilities.

Description

The church benefits from a porch to the south and a vestry to the north. The main body of the church is well lit with attractive windows and open timber roof with semi circular braces.

Floor Areas

Porch	6.4 m ² (70 ft ²)
Vestry	4.3 m ² (45 ft ²)
Church	90 m ² (968 ft ²)
Site Area	0.225 hectare (0.55 acre)

Services

The property benefits from mains electricity. There is no drainage or mains water..

Title

The property is Freehold Title ND161199 and is subject to a number of covenants. Any change of use from the permitted use of a place of worship and graveyard would trigger a clawback of 40% of the uplift in value to the original seller, DEFRA. There is a right to allow burial services in the graveyard for residents of Kielder Village and to allow members of the family of those buried to visit the graveyard. There are other covenants relating to the maintenance of boundaries and disclaimer of right of light and other rights.

Note

Interested parties can obtain copies of the Title documentation from the Agents or discuss the Title matters with the Vendor's solicitors.

Offers are invited in the sum of £75,000. It is likely that vendors will consider an offer conditional upon a Planning Application for Change of Use being approved.

Viewing

External viewing can be made at any reasonable time. Inspection of the interior can be arranged on giving the Agents reasonable notice.

Contact Simon Brierley/Carole Oswell on 01665 603231 or email simonbrierley@georgefwhite.co.uk