

TENURE
The property is for sale Freehold with the benefit of vacant possession upon completion.

COUNCIL TAX
The property has not yet been assessed for Council Tax pending completion of the development work.

SERVICES
The property is currently connected to mains water and electricity. None of the services or installations have been tested.

The approved development scheme provides for the installation of a septic tank/soak away system with the boundaries of the property.

VIEWINGS
The Church is not open to the Public.

Viewings are strictly by appointment through Dee Atkinson and Harrison as Sole Agents. Please contact:

Oliver Stones MRICS FAAV
or
Verity Straker

T: 01377 253151
E: oliver@dee-atkinson-harrison.co.uk



Guide Price: £110,000

**St. Mary's Church
Foxholes
North Yorkshire**

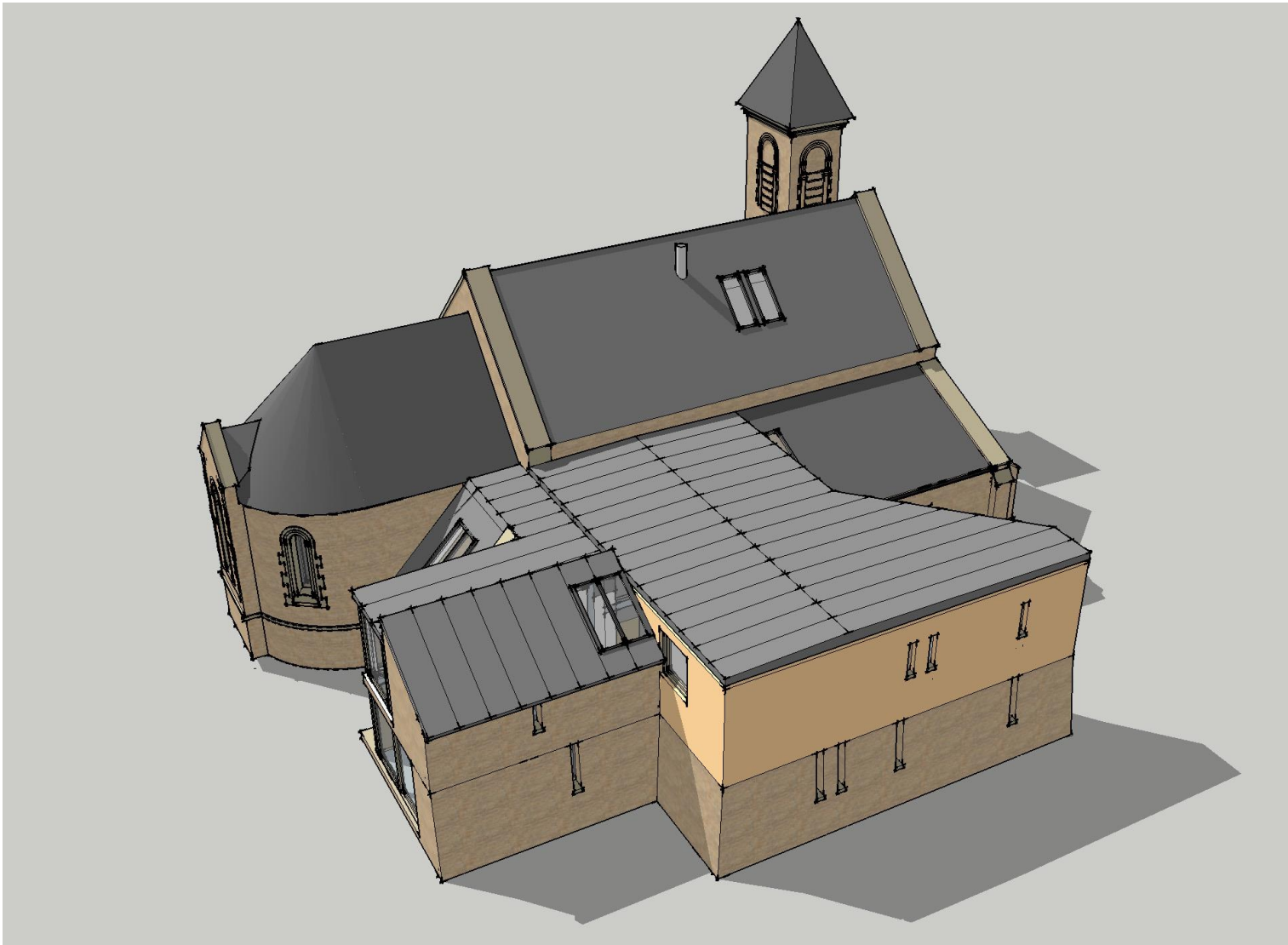
Exciting Redevelopment Project with Full Planning Permission for conversion and extension to create a 4 Bed dwelling with a contemporary internal layout.



The Exchange, Driffield, YO25 6LD | 01377 253151 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



St. Mary's Church, Foxholes, Driffield, East Yorkshire, YO25 3QL

St Mary's Church Foxholes is Grade II Listed building of high architectural merit which closed as a regular place of worship in 2011. The building was constructed in 1886 of dressed stone under a slate roof incorporating a range of impressive features including a fine tower, chancel and commemorative stained glass windows.

A sympathetic scheme to redevelop and extend the building to create a residential dwelling has now been agreed in conjunction with the local authority and Historic England. The approved scheme provides a rare opportunity for a developer or self-build enthusiast, to create an impressive, contemporary dwelling whilst preserving the overall character and appearance of the original church building.

LOCATION

St Mary's is located in a desirable rural location within the village of Foxholes, towards the northern edge of the Yorkshire Wolds and surrounded by open, rolling countryside. The nearby Market Towns of Malton and Driffield together with the seaside resorts of Scarborough and Bridlington provide a good source of services and amenities. The City of York and Hull are also within easy travelling distance either by road, rail or bus and the location provides good access to the coast, Howardian Hills Area of Outstanding Natural Beauty or the North York Moors National Park.



PLANNING PERMISSION:

Planning permission (Application No: 15/01065/FUL) and Listed Building Consent (Application No: 15/01066/LBC) was granted on the 9th November 2015 by Ryedale District Council in respect of St Mary's Church for: "External and internal alterations to include change of use to form 4 No. bedroom dwelling and erection of a two storey extension to the north elevation together with a formation of vehicular access".

The Decision Notices are subject to detailed conditions and copies can be obtained from Dee Atkinson and Harrison or the Local Authority:

Ryedale District Council

Ryedale House, Malton, North Yorkshire. YO17 7HH,
T: 01653 600666
www.ryedale.gov.uk

The approved design involves the construction of a modern extension with partially glazed extensions, providing a substantial amount of living accommodation with an open plan Kitchen, Dining and Living area and a cleverly designed Garden Room benefitting from views across the churchyard towards rolling countryside.

The layout of the accommodation blends the original features of the Church into a modern dwelling with a formal dining room within the Chancel, the tower utilised as a cloak room and the vestry identified as a comfortable snug with open fire.

A spectacular mezzanine floor has been incorporated within the nave providing additional living/entertaining space allowing the full form and layout of the original building to be appreciated. Once developed the internal accommodation will extend over two floors with a gross internal area estimated at 356 m² (3,830 ft²) including the mezzanine floor area.

OUTSIDE

The property includes part of the original graveyard for the Church, beyond which is an active churchyard still in use by the parish. The re-development provides for the creation of a new vehicular access into the site and parking area adjoining the south elevation.

Within 6 months of completion and prior to commencing the development, the purchaser(s) will be required to install a new boundary fence and hedging along the northern and western boundaries of the property in accordance with the planning permission and listed building consents.

UNILATERAL UNDERTAKING:

The purchaser(s) of the property will be required to comply with the requirements of a Unilateral Undertaking agreed between the York Diocesan Board of Finance Ltd and the Local Authority which requires an open space contribution of £2,518.00 (Index Linked) to be paid to the Local Authority no later than the date of first occupation for the new dwelling.

METHOD OF SALE:

The property is offered for sale by Private Treaty, although may be concluded by any other method. Interested parties are required to formally register with Dee Atkinson and Harrison to be kept informed on how the sale will be concluded.

Offers for the property will need to be substantiated with proof of finance, both for the purchase price and proposed development costs, based on the approved plans.

Legal and General Note:

All offers received will be referred to the Diocesan Mission and Pastoral Committee (DMPC). While the DMPC does not have a power of disposal, it will make a recommendation to the Church Commissioners who have the power under the Mission and Pastoral Measure 2011 to prepare and issue a draft pastoral (church buildings disposal) scheme authorising the new use and disposal of the property.

In the event of that scheme becoming effective the Commissioners will be empowered to sell the property for the authorised use when the remaining statutory requirements are completed. The scheme will also free the property from the legal effects of consecration. Until the scheme has been completed the Commissioners will not be in a position to proceed to contract.

Conditional acceptance of an offer will be subject to:

- 1.) Completion by the Church Commissioners of a pastoral (church buildings disposal) scheme authorising the new use and disposal of the property.
- 2.) Compliance with the statutory requirements where human remains are present and the disposal of any tombstones, monuments and memorials.

SALE RESTRICTIONS AND COVENANTS:

The property is to be sold subject to certain restrictive covenants in favour of the Church Commissioners. Full details are available from Dee Atkinson and Harrison upon request.