



ST MARY'S CHURCH, SOUTH HYLTON

SUNDERLAND, SR4 0QJ

GSC Grays are delighted to bring to the market the Grade II Listed former church of St Mary's, South Hylton. The building dates back to the 1820s and is set in grounds of approximately 0.4 acres. The church sits in a prominent position on Church Road and is enclosed by a stone wall.

The church has formally closed for worship and boasts a generous gross internal area of 3,735 sq. ft (347 sq. m). The property is offered for sale without a designated use, please note that planning permission has not been sought but we believe the property is suitable for a number of possible new uses including community, residential, studio or office space.

There is mains electricity to the property and gas and electric are connected. Access obtained directly from the Church Street and parking is available on the adopted highway.

- Redevelopment Opportunity for a range of possible new uses
- Built circa 1821
- Gross internal area approximately 3,735 sq. ft (346 sq. m.)
- Stone and slate building set in 0.4 acres
- Grade II Listed
- Offers invited

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

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DESCRIPTION

The property stands within a rectangular plot of approximately 0.4 acres, the Church itself extends to circa 3,735 sq. Ft (346 sq. M) and is shown outlined red on the attached plan for information purposes only. The accommodation briefly comprises of chancel, nave, aisle, organ chamber and tower.

The property benefits from mains electricity, water and gas. There is no mains sewage or WC within the property, but given the location in a residential area we believe that mains can be easily connected (subject to burials).

The property is enclosed by a stone wall, which we understand is the maintenance responsibility of Sunderland City Council. The property is Grade II listed, however, not located within a Conservation Area. Access is directly off Church Street, parking is available on the adopted highway but there is no designated parking allocated at the church.

LOCATION

The church is situated within the centre of South Hylton, a principally residential area, a number of transport links are available and regular bus routes and the South Hylton Metro Station provides access to Sunderland City Centre. In addition, there are a number of local shops, pubs, schools, dentists, Post Office and many other facilities within South Hylton.

The east coast mainline from London to Edinburgh can be accessed from Newcastle Station and national and international flights are available from Newcastle International Airport.

FUTURE USES

No planning enquiries have been made with Sunderland City Council, any change of the use will have to be discussed with them before putting forward an offer. Any proposed use will also need to take into consideration the Listing of the property and its location, condition and setting. Any proposed use will require the Church Commissioners approval.



TENURE

The church is to be offered for sale freehold with vacant possession upon completion.

RESTRICTIVE COVENANTS

The property is to be sold subject to the Church Commissioner's Covenants which are non-negotiable and will be discussed with the purchaser upon enquiry. These will include restrictions on the future use and alterations both internally and externally.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is to be sold subject to and with the benefit of those Rights of Way, Wayleaves and Easements or Quasi Easements which may exist across the holding.

VIEWINGS

The site can be viewed externally unaccompanied, for internal access please contact GSC Grays on 01833 637000.



VENDOR

The marketing for this property is undertaken by GSC Grays on behalf of Durham Diocese Board of Finance and the Church Commissioners for England (Charity Registration Number 1140097). On receipt of offers, the Diocese shall make a proposal to the Church Commissioners, who will determine the

appropriate use and they will act as Vendor. This process is governed by the Mission and Pastoral Measure 2011.

METHOD OF SALE

The site is to be offered for sale by private treaty. Prospective purchasers are invited to submit expressions of interest in writing incorporating the following information:

- a) Proposed use
- b) Proposed financial offer
- c) Proof of funding to meet the offer and any conversion costs
- d) Details of alterations which you would wish to make to the building
- e) Relationship to planning policy

The Vendor shall consider all bids against the following criteria:

- a) Anticipated planning acceptability
- b) Suitability of the use in relation to previous religious use
- c) Financial funds available
- d) Impact on the building



SALE PROCESS

The Vendor will determine which, if any, bids shall be taken further. The Vendor will expect to select one or more bids to be taken forward. The successful bidders will be then asked to make final offers in the form of a business plan including:

Firm financial terms and evidence of the likely acceptability of the proposal by the Planning Authority.

Independent confirmation that funds are available to meet the offer made and to cover the cost of any proposed alterations to the building. The Vendor may also seek assurance through the business plan with information as to the initial long term viability of the proposals.

Church Commissioners will sanction the disposal and in doing so must undertake certain legal processes under the provisions of the Mission and Pastoral Measure 2011 including the statutory period of public

consultation, before completing the sale of property. Purchasers should be aware that those procedures will not commence until evidence has been supplied, indicating favourable response from the Planning Authority. The Commissioners require that any necessary planning permission is place before completing the sale.



FIXTURES AND FITTINGS

On acceptance of any offer, a schedule of fixtures and fittings which are specifically included within the sale would be agreed. The Vendor reserves the right to remove any fixtures, fittings and stained glass in advance of the agreement, in the schedule and thereafter anything which is not in the schedule can be removed without notice in advance of the sale.

BOUNDARIES

The maximum extent of the site is shown on the attached plan for identification purposes only. The Vendor will discuss the extent of the land which they wish to sell to the purchaser and this will depend on the proposed use.

PARTICULARS

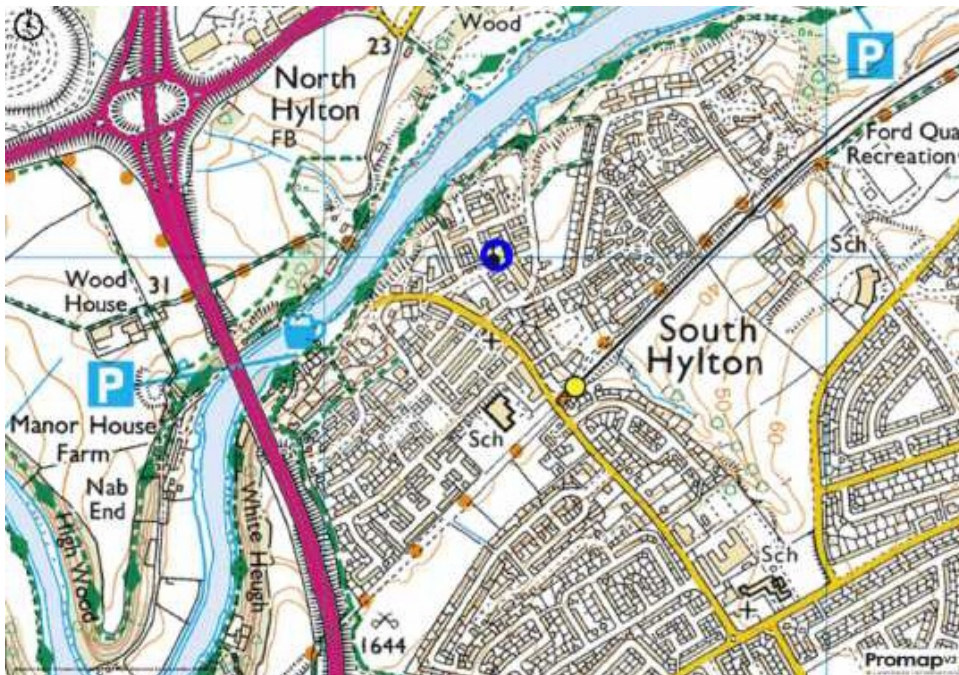
Particulars were prepared October 2019.
Photographs were taken July 2019.





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