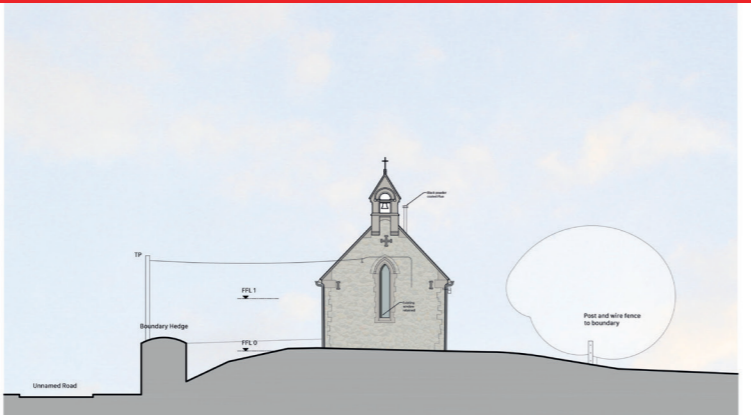




Proposed North Elevation



Proposed West Elevation



Proposed South Elevation



Proposed East Elevation

Offers in excess of
£100,000

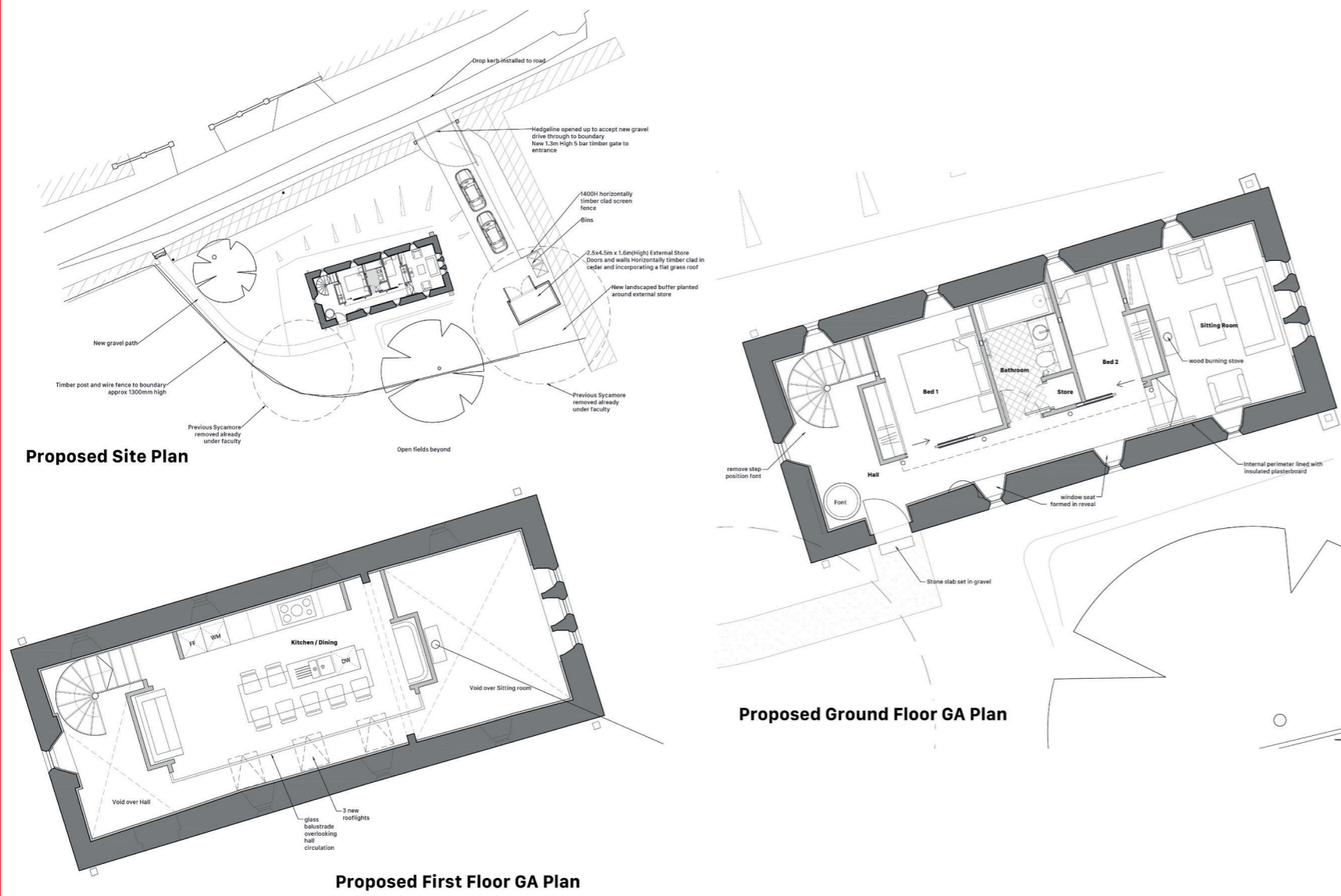
The Former Church
of St Edmund,
Fraisthorpe,



56 Market Place, Driffield | 01377 241919 | 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



PLANNING CONSENT

The property is being sold with the benefit of full planning permission and Listed Building Consent (Application No: : 19/00993/PLF) granted on the 8th November 2019 by East Riding of Yorkshire Council for: "Conversion of Church to dwelling, construction on mezzanine floor, installation of roof lights to rear, replacement windows and erection of a detached store". The Decision Notices are subject to detailed conditions and copies can be obtained from Dee Atkinson and Harrison or the Local Authority:

East Riding of Yorkshire Council
 County Hall, Beverley, East Yorkshire, HU17 9BA
 T: 01482 393939
www.eastriding.gov.uk

The approved design involves the creation of a unique dwelling that blends features of this historic building with modern design to provide two bedrooms, a bathroom and a sitting room with a wood burning stove and vaulted ceiling to the ground floor. A spiral staircase will access a mezzanine floor, where an impressive kitchen and dining area will be created featuring a glass balustrade that forms a gallery to the hallway below.

OUTSIDE

Within the grounds there is a memorial dated 23rd March 2001, but otherwise there are no burials or interments within the boundaries of the property. The southern boundary overlooks attractive parkland, enhanced by the elevated position of the building.

TENURE

Freehold with vacant possession on completion.

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 York 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 will sanction the sale and act as vendor.

The Church Commissioners have made a pastoral (church buildings disposal) scheme under the provisions of the Mission and Pastoral Measure 2011 authorising the sale of the property for residential use. The scheme will be brought into effect on the day of completion. The scheme will also free the property from the legal effects of consecration.

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.

SERVICES

Mains electricity is connected. Drainage will be to a private system. Interested parties will need to make their own enquires as to the location of other services and the cost of connection thereto.

COUNCIL TAX

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

VIEWING

The building is not open to the Public. Viewing is therefore strictly by appointment with the sole agents on 01377 241919.

The Former Church of St Edmund, Fraisthorpe, East Yorkshire, YO15 3QT

DESCRIPTION

The former church of St Edmund is an attractive Grade II Listed single storey building standing on an elevated site that enjoys views to the south over the neighbouring open countryside. The building was rebuilt in the 19th Century of random stone with brick and ashlar quoins and has been re-roofed and re-pointed within the last 10 years.

Full planning and Listed Building consent have now been granted for a sympathetic scheme to redevelop the building to create a distinctive and individual private dwelling. This therefore represents an increasingly rare opportunity to imaginative developers and self-build enthusiasts, to create an impressive, contemporary dwelling that retains the original character of the church building.

LOCATION

The property is located on the eastern edge of Fraisthorpe, a small hamlet off the A165 leading between Bridlington and Beverley. Bridlington is approximately 5 miles north east and Beverley 6 miles to the south west. The popular Fraisthorpe Sands beach is accessed via the road leading to St Edmund's.

