

Patrington Methodist Church,
Greenshaw Lane, Patrington, HU12 0RL

FOR SALE

Main church hall built 1811
with adjacent rooms

Total accom. excluding outbuildings
220.4 sq m (2,371 sq ft)

Main hall 102.7 sq m (1,105 sq ft)

Suitable for continued religious use
or conversion to residential subject
to necessary consents

The freehold is available with full
vacant possession

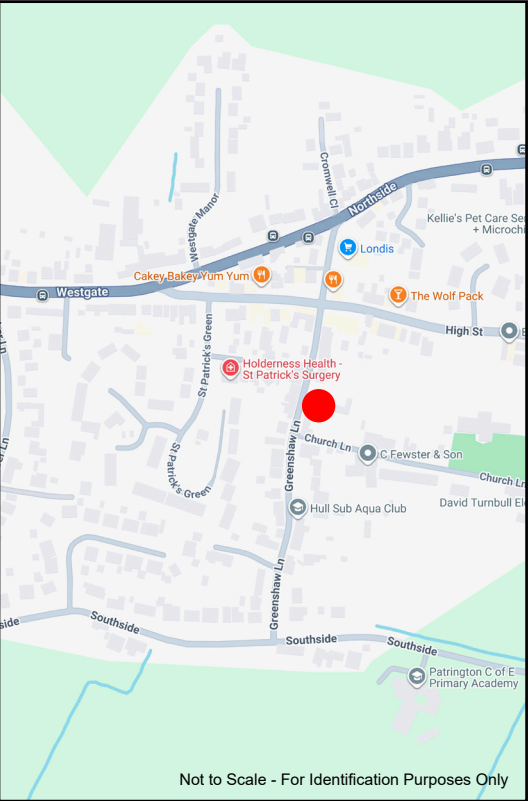
Guide Price £125,000

Scotts
01482 325634



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LOCATION/DESCRIPTION

Patrington is a village in the Holderness area of the East Riding of Yorkshire with a population a little over 2,000 situated approximately 16 miles to the east of Hull on the A1033.

The subject property is situated on Greenshaw Lane which runs to the south of High Street and is primarily residential in nature.

The site is largely developed with the main church hall together with adjacent rooms, previously part of the former Manse. The structures are of traditional brick construction to two-storey height primarily under pitched slate clad roofs. There is a pedestrian path to a small rear yard with single-storey mono-pitched traditional brick built outbuildings beneath a tile clad roof.

There is readily available on-street car parking. The property is not listed.

ACCOMMODATION

Ground Floor

Main hall	102.7 sq m	(1,105 sq ft)
Kitchen/seating area (in the former Manse)	41.2 sq m	(443 sq ft)

First Floor

Former balcony/mezzanine (in the main hall)	35.3 sq m	(380 sq ft)
Former Manse (2 rooms and landing)	41.2 sq m	(443 sq ft)

Outbuildings comprising stores/boiler room & WC	c. 16.6 sq m	(179 sq ft)
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All measurements are on a Gross Internal Area (GIA) basis.

DISPOSAL

The property is offered For Sale freehold with full vacant possession at a guide price of £125,000.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax or other costs and charges that may be payable.

ENERGY PERFORMANCE RATING: We understand that the property is exempt as a Place of Worship

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496

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