

HOME



Location

Description

Planning

Further Information

Lambert
Smith
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0113 245 9393
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ST THOMAS MORE CHURCH AND PRESBYTERY, 123 CHICKENLEY LANE, CHICKENLEY, DEWSBURY , WEST YORKSHIRE WF12 8QD

FOR SALE

Alternative Use
Opportunity
(Subject to Planning)



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ST THOMAS MORE CHURCH AND PRESBYTERY, 123 CHICKENLEY LANE, CHICKENLEY, DEWSBURY , WEST YORKSHIRE WF12 8QD					

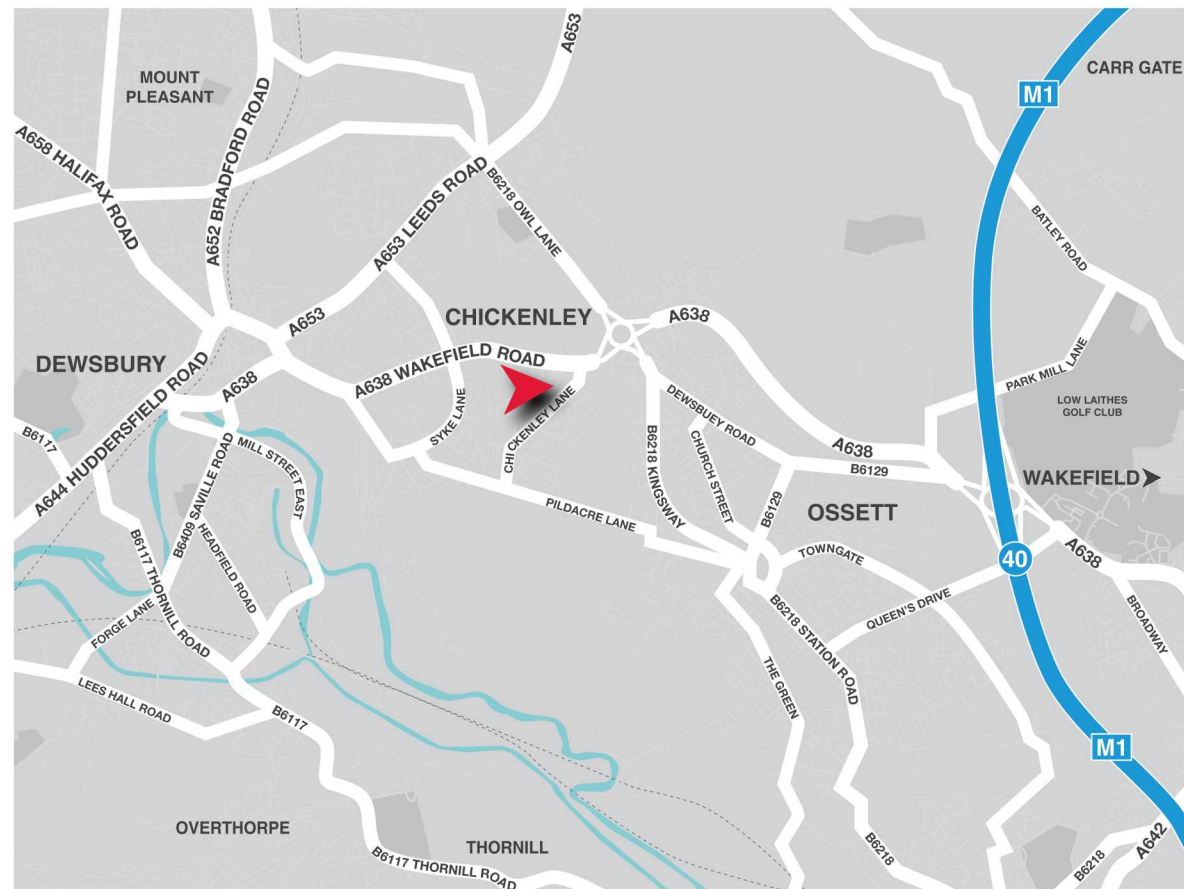
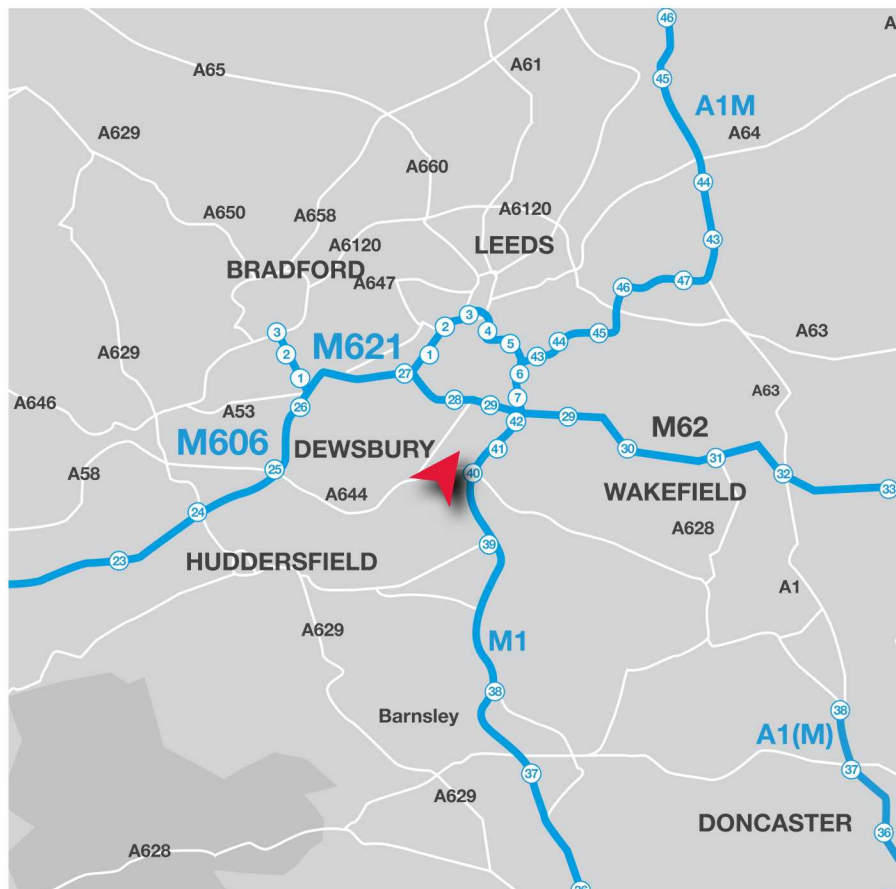
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Location

The property occupies a corner position at the junction of Chickenley Lane and Maple Road, some 2 miles north east of Dewsbury and 1.5 miles north west from the town centre of Ossett. Junction 40 of the M1 motorway is accessed by the A638 (the Ossett Bypass) and lies some 2.5 miles to the east, whilst Wakefield and Leeds city centres are 4.5 miles and 12.5 miles away respectively, where mainline rail services and other city centre facilities are available.

The locality is predominantly residential, with a parade of shops approximately 400 metres to the south, including a Best-One convenience store, together with a doctors' surgery and pharmacy. Additionally, The Orchard Primary Academy School is located immediately across the road.



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Description

The St Thomas More Church is predominantly single storey with brick elevations, providing the Church at Ground Floor, and a club room, kitchen and bar to the Lower Ground Floor. The church building benefits from:-

- Largely open floor plan
- Plastered and painted walls
- Carpeted concrete slab floors
- Kitchen and Bar
- Male/female WC facilities
- Single glazed metal framed windows
- Security bars to windows
- Intruder alarm
- Gas fired convection heaters

Additionally there is a detached stone-built two storey residence providing two double bedrooms and two single bedrooms, plus house bathroom at first floor, with a lounge, dining room and kitchen on the ground floor. The house has gas-fired central heating and secondary glazed windows. The house also benefits from a detached single garage and gardens to the front and rear of the property.

Floor Areas

St Thomas More Church has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following Gross Internal Areas:

Accommodation	sq ft	sq m
Ground	3,230	300.12
Lower Ground	2,023	187.96
Total	5,253	488.08

Site Area

The total site extends to an area of 0.51 acre (0.206 hectare), with a frontage to Maple Road and Chickenley Lane.

Tenure

Freehold.



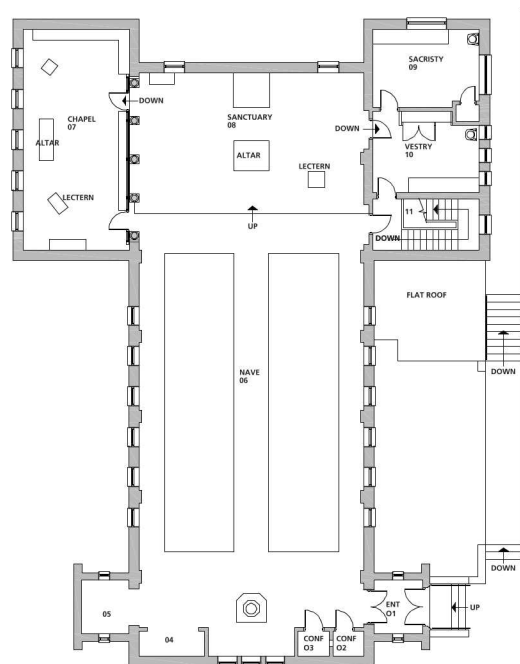

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Planning

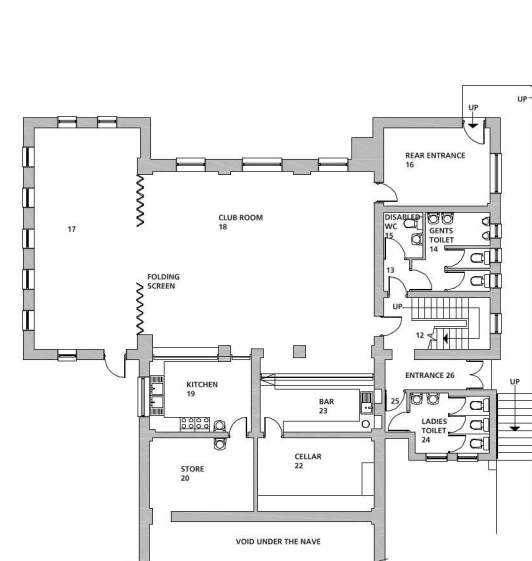
No planning applications have been made, granted or refused in respect of the subject property.

The Kirklees Local Plan was submitted to the Secretary of State for Communities and Local Government on 25 April 2017 and is now subject to ongoing consultation and examination by Inspectors.

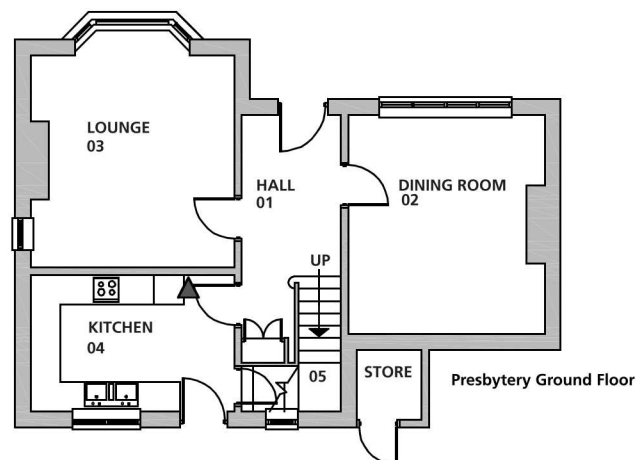
A pre-application enquiry was submitted in relation to the potential use of the property for alternative purposes, the council's response is available upon request.



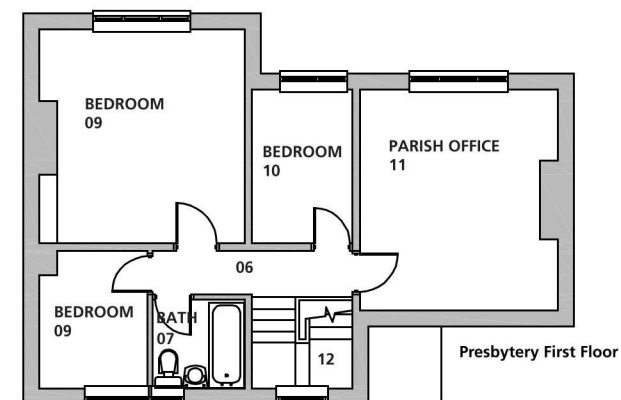
Church Ground Floor



Church Lower Floor Club Room



Presbytery Ground Floor



Presbytery First Floor



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EPC

Although an EPC is not mandatory for a place of worship, the EPC for the Church is rated Grade F – 131. The EPC for the house is rated E - 51.

Rating

The Church is not currently assessed for business rates as it is a place of worship. The house is assessed for Council Tax purposes as Band C.

Offers

Offers made on both unconditional and conditional bases are invited for the property. The vendor will impose a covenant on the site that the property cannot be used for any purpose which is contrary to the teachings of the Catholic faith.

Viewing

Access to the site is strictly via prior appointment with Lambert Smith Hampton.

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Subject To Contract
May 2018

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