



## ST PETERS CHURCH, DALLOWGILL

KIRKBY MALZEARD, NORTH YORKSHIRE, HG4 3RB

GSC Grays are delighted to bring to the market the former church of St Peter Dallowgill. The building dates back to 1845 and is set in grounds of approximately 0.57ac. The building is unlisted but is noted to be of local architectural importance.

The church has been formally closed for worship since 1st June 2017. It boasts a gross internal area of 1320 sq/ft (123 sq/m). Planning consent has not been sought for the property which is offered for sale for community uses under policy CFX of the Harrogate Local Plan. Expressions of interest for other uses will be noted. EPC (EER) N/A.

- **Community Opportunity**
- **Built circa 1845**
- **Gross internal area approximately 1320sq ft**
- **Stone and slate building set in 0.5ac**

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## VENDOR

The marketing for this property is undertaken by GSC Grays on behalf of the Diocese of Leeds 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 will act as a vendor. This process is governed by the Mission and Pastoral Measure 2011.

## DESCRIPTION

St Peter's is a charming building that was built between 1843-1846 to the designs of AH Coates in an Early English Style. It is not Listed and is located in Nidderdale Area of Outstanding National Beauty. St Peter's is a stone building with steeply pitched slate roofs and coping stones, set at the side of an ascending road within a sloping churchyard. The stone wall steps up an incline with a grass verge on the roadside. A conifer plantation forms the backdrop to the site, with the River Laver below. Pedestrian access to the churchyard is currently via an iron gate in the north west corner. A stone flag path leads to the porch. The churchyard was closed in the early 1950s where a new chapel was built to receive new burials. No burials have taken place in the churchyard since to this date and they have been redirected to the Chapel of the Resurrection at Dallowgill. The site does not benefit from off street parking.

## LOCATION

The church occupies a single plot within the postcode HG4 3RB of Dallowgill just off Graystone Head which is a single track road linking Kirkby Moor Road to Kirkby Malzeard and Misses Lane. Dallowgill is a remote rural location approximately 9 miles west of Ripon.

## PLANNING

Policy CFX of the 2004 Selective Alteration to the Harrogate District Local Plan seeks to prevent the loss of community facilities. The building was legally closed for regular public worship following a statutory period of public consultation as this use had become unviable. Expressions of interest are therefore sought for alternative viable community uses. Expressions of interest received for other uses will, at this stage, be noted and kept on file in case no viable community use can be found.

Any proposed use will need to take into consideration the characteristics of the property, its

location, condition and setting.

## TENURE

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

## RESTRICTIVE COVENANTS

The property is to be sold subject to the Church Commissioners covenants which will be discussed with the purchaser but will include controls over the future use and alterations.

## 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 might exist across the holding.



## VIEWING

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

## METHOD OF SALE

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

- A. Proposed use.
- B. Proposed financial offer.
- C. Proof of availability of funds to meet the offer made.
- 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. The 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 then be asked to make final offers 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 a business plan or other information as to the initial long-term viability of these proposals.

The 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 a statutory period of public consultation, before completing the sale of the property. Purchasers should be aware that those procedures will not commence until evidence has been supplied indicating favourable response from the planning authority. It is usual for any necessary planning permission to be in place before completing the sale.

### **FIXTURES AND FITTINGS**

On acceptance of any offer the 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 has been shown on the attached plan for identification purposes only. The

vendor will discuss the extent of the land they wish to sell with the purchaser. This will depend on the proposed use.



### **SEVICES**

There is currently no water, foul drainage or gas to the property. Mains electric is connected. Heating was historically provided by a solid fuel boiler. Purchasers are expected to make their own enquires with utility providers to establish connections.



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