



**Lambert
Smith
Hampton**

0191 232 6291

For Sale

Freehold

Development Opportunity

Catchgate Methodist Church, North Road, Stanley, DH9 8SR



- 0.10 Ha (0.24 Acres)
- Potential for alternative use, subject to necessary planning consent
- Prominent Roadside frontage

Lambert Smith Hampton

Second Floor, 41-51 Grey Street, Newcastle Upon Tyne NE1 6EE T +(0)191 232 6291

Catchgate Methodist Church, North Road, Stanley, DH9 8SR

Location



Stanley is a former colliery town in County Durham, 7 miles west of Chester-le-Street and 10 miles south of Newcastle upon Tyne. The area benefits from good road links via the A1(M) which lies 7 miles east and A68 lying 10 miles to the west.

The subject property is located in a prominent position on the corner of North Road and Church Street, with frontage onto the main road. The property is predominantly surrounded by residential dwellings, with Annfield Plain Library also in close proximity.

Description

The subject property comprises a former purpose built place of Worship dating back to the early 1900s. The existing building is of traditional stone masonry construction beneath pitched slate roofs, with the kitchen within a more recent single storey extension. Access is possible from all four sides of the building. Externally the property has a small garden area fronting onto Church Street.

Accommodation

The property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Area	Sq M	Sq Ft
Church	241.57	2,600
Offices and Stores	29.48	317
Church Hall	140.95	1,517
Kitchen	39.72	427
WCs and Ancillary	15.4	165
Total (GIA)	467.12	5,026

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

Offers of £125,000 are sought for our client's freehold interest.

The sale price does not include the existing organ and wooden interior, both of which will be marketed separately.

Planning

We understand the property is not currently listed, however is situated within the Annfield Plain conservation area. The property is suitable for a wide range of uses, subject to the necessary planning consent being obtained. Buyers must conduct their own due diligence.

Site

The building footprint extends to 602 sq m and sits within a site area totaling 0.24 acres. Existing building coverage stands at approximately 60% of the site.

Services

We understand that all main services are available to the property.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Michael Downey
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