



GSC GRAYS

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Former Church of St Michael and All Angels Church, Frosterley Bishop Auckland, County Durham, DL13 2SL

Offers In Excess Of £125,000



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Description

GSC Grays are delighted to bring to the market the Grade II Listed Church of St Michael and All Angels, Frosterley. The church boasts a gross internal area of approximately 2,513sqft and benefits from mains electricity, gas and water. Planning and Listed Building approvals have been secured for residential conversion.

The church is Grade II Listed and was built in 1868-1869 by G E Street. The building is in a restrained mid or late C13 style i.e. early Decorated Gothic. The construction of the church throughout is of Waskerley Hill sandstone rubble in small roughly squared blocks, with ashlar blocks of Fatherley Hill stone for openings, quoins and other details for the spire. The roof is constructed of stone slates. There is no stained glass, except for the centre light of the east facing window.

The church was closed for worship in June 2019 following a statutory period of consultation.

Planning permission was granted on the 11th February 2021 for the residential conversion of the church into a 4 bed family home. (reference DM/20/02183/LB) and includes a generous parking area and allows for 2 parking spaces and vehicle access along the path to provide access to drop off and pick up at the front door.

Please note that the planning permission plan and the area proposed to be sold are different, this is due to sensitivities around graves that will require further discussion with any prospective purchaser.

The land/garden are to be sold with the church is now open to negotiation and should a smaller or larger area of land be required, this can be discussed in more detail with the agent.

Access

The main approach to the church is via a driveway leading south just off Front Street. There are two parking spaces designated for the property.

Location

The church is situated within the village of Frosterley.

Frosterley offers a Coop with post office, traditional public house and a couple of fish and chip shops. Also located in the village is a primary school.

Situated on the outskirts of the North Pennines Area of Outstanding Natural Beauty it is the perfect location for a range of outdoor, leisure and country activities. The village is situated close to Stanhope which provides amenities, including doctors and dentist surgeries, chemist, independent grocers and local businesses. Similarly, Wolsingham, approximately the same distance travelling east also offers these everyday facilities and a secondary school.

Planning Permission

Planning Permission was granted on 11th February under reference DM/20/02183/LB for the conversion into a residential dwelling. The architects have prepared a sensitive, sympathetic design, intended to provide an attractive new dwelling, while still preserving the historic significance of the former church.

Internally the architects have allowed for a new floor level to be inserted to create a viable family home, forming a two storey property with spacious living area, kitchen, utility/boot room, dining area, snug, study, gallery and 4 bedrooms plus 3 bathrooms (including one en suite). The sense of light and space of the original church interior will be retained by incorporating full-height voids over the kitchen, dining and living areas allowing for stained-glass windows to be retained. Works to the exterior will be light touch, limited only to making the building sound and watertight.

More details regarding the planning permission, including the proposed drawings can be found on Durham County Council's Public Access Page using the reference DM/20/02183/LB.

Tenure

The Church will be offered for sale freehold with vacant possession on completion.

Restriction Covenants

The property will be sold subject to the Church Commissioners restrictive covenants which will be discussed with the purchaser but will include controls over the future use, alterations, and access to the church yard etc. a copy of the standard covenants applied to a church sale can be made available on request.

Rights of Way, Wayleaves and Easements

The property will be sold subject to and with the benefits of rights of way, wayleaves and easements that might exist across the holding.

Viewings

The site can be viewed externally, unaccompanied but 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:

- Propose financial offer
- Proof of availability of funds to meet the offer and for the redevelopment.

Sale Progress

The vendor will consider which, if any, bids shall be taken further. The vendor will expect to select one or more bids to be taken forward. The preferred bidder will be asked to make a final offer, including the financial terms proposed and including independent confirmation that funds are available to meet the offer made and to cover the cost of redevelopment. The Church Commissioners must authorise the disposal and before doing so are required to undertake a statutory period of public consultation.

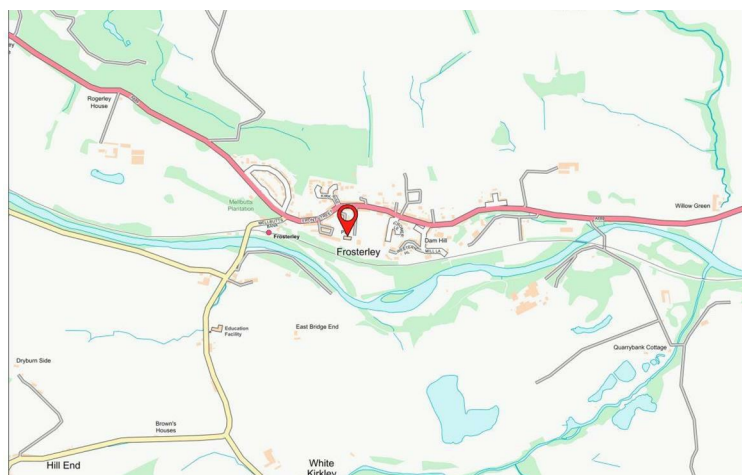
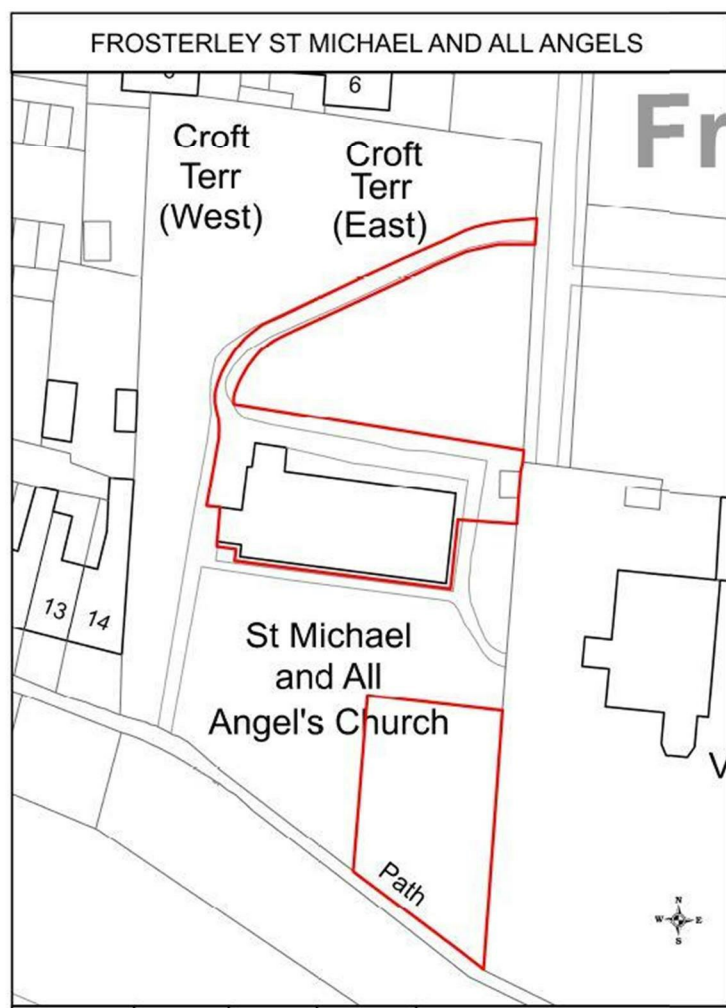
Vendor

The marketing of this property is undertaken by GSC Grays, on behalf of Durham Diocese Board of Finance and Church Commissioners for England (Charity Registration Number 1140097). On receipt of offers, the Diocese will make a proposal to the Church Commissioners, who will determine appropriate use, as they will act as vendor. This process is governed by the Mission and Pastoral Measure 2011.

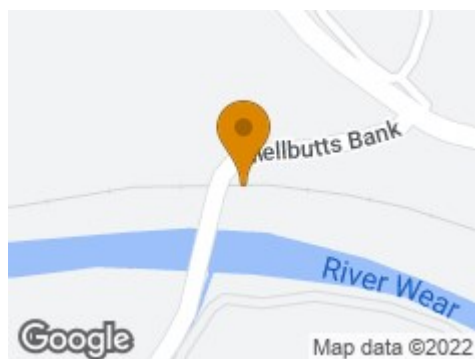
Fixtures and Fittings

On acceptance of an offer, a schedule of fixtures and fittings, which are specifically included in the sale, are to be agreed. The vendor reserves the right to remove any fixtures and fittings and stained glass in advance of the agreement. In the schedule and thereafter, anything which is not included can be removed without notice in advance of the sale.

Particulars were prepared in September 2021 and photographs were taken in October 2018 and November 2019.



Road Map



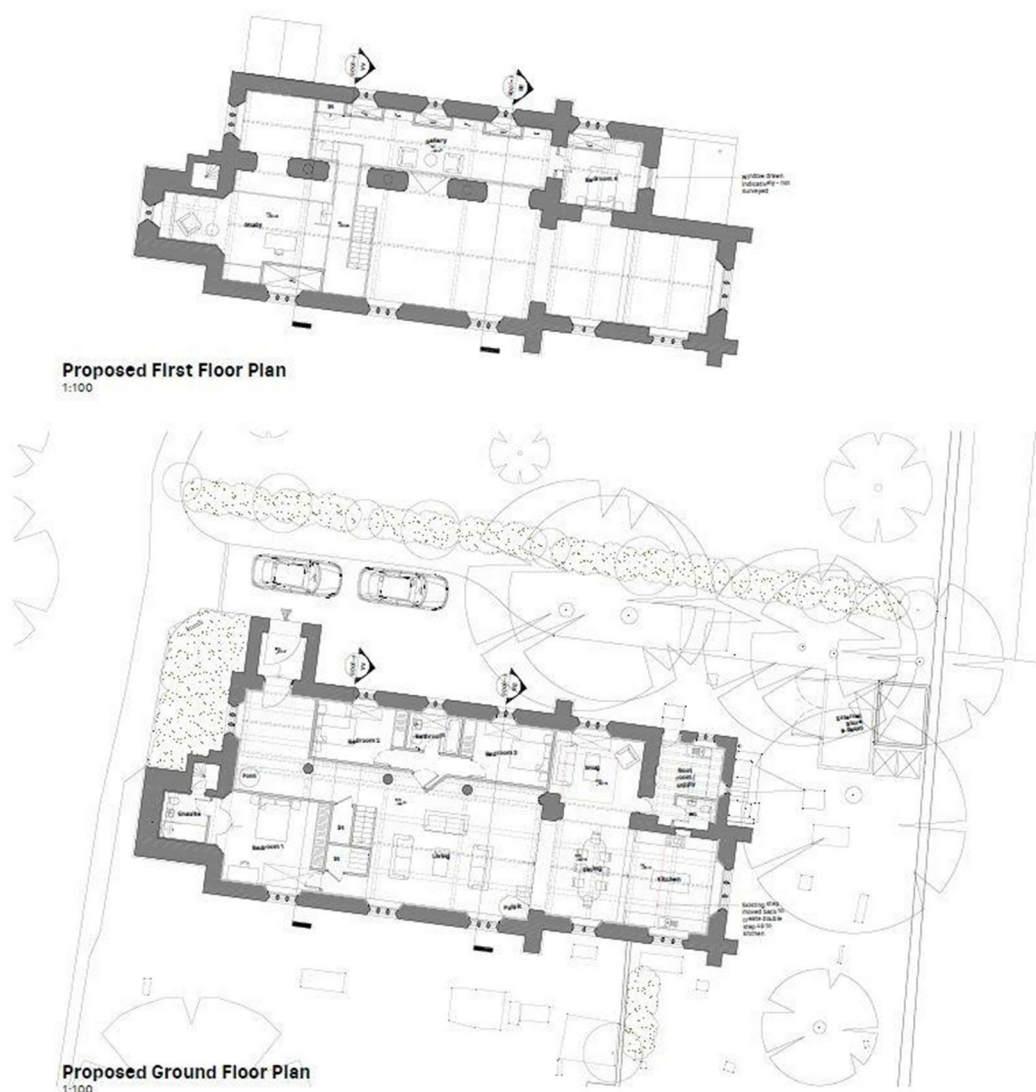
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.