

FOR SALE FREEHOLD Former Church Hall

St Wilfrid's Church Hall, Church Street
Davenham, Northwich CW9 8NF



Contact
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Location

Davenham is a rural village in the county of Cheshire to the south of Northwich. It has a population of about 3,000. The village is well located for road links being close to both the A556 and A533 roads, and benefits in that it only has local traffic in the village.

Davenham travel distances:

- Northwich 2 miles
- Winsford 4 miles
- Knutsford 9 miles
- Runcorn 16 miles
- Chester 18 miles
- Manchester 23 miles

The area and village is one of distinctive character with a history that goes back many centuries. The village has several amenities including pubs, school, churches, retail outlets and its own theatre.

Description

The former church hall dates from about 1910 but has not been used for some ten years. It has been a base for the local Scout troop during that time.

The building is set back from Church Street, with access between Nos 55 and 57. A tarmac covered car park frontage leads up to the building at the rear of the plot that has views over the neighbouring countryside.

The largely timber construction has a timber floor and pitched roof with some internal division but is generally an open hall area. The gross floor area extends to 185.45 sq m (1,996 sq ft).

The hall has shared access with two other properties owned by the vendor that face onto Church Street. Access will be required to be kept at all times to the car parking at the rear of these properties as is indicated by the blue shading on the plan.

Terms and Tenure

Freehold. The title is registered at the Land Registry currently under title ref: CH679025. The title will be amended as a part of the sale to indicate new boundaries.

Offers are invited in excess of £200,000.

Rating

The property is exempt from business rates being a place of worship.

EPC

Energy Performance Asset Rating – Churches are exempt.

VAT

The property is not opted for VAT.

Viewing

By appointment with Rapleys, the sole agent. Contact [Graham Smith](#) 07467 955294.

Community hall

Existing F1 planning use

Development Potential (STP)

Not listed but is within conservation area

Gross internal floor area 185.45 sqm (1,996 sq ft)

Site overall 0.084 ha (0.21 acres)



Offers in excess of £200,000

Accommodation

The gross internal floor area extends to:

	Sq m	Sq ft
Total	185.45	1,996

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Planning

The property falls under planning use Class F1 (Learning and Non-residential Institutions). This Class provides that a property within this use can be used for a variety of non-residential community uses including the provision of education, as a place of worship or religious instruction, public hall or exhibition hall, museum, for the display of art (other than for sale or hire), public libraries or reading rooms or law courts. Use can swap between the above purposes without the need to obtain consent for a change of use.

The property is located in the Cheshire West and Chester Council area and is therefore subject to their planning policies. Whilst this includes a policy to protect buildings in community use the site may have potential for redevelopment to an alternative purpose. Interested parties should make their own enquires to the Cheshire West and Chester Council's planning department.

The building has had no community use for the last ten years. The Scouts had their own storage sheds which have been relocated to another site in the vicinity.

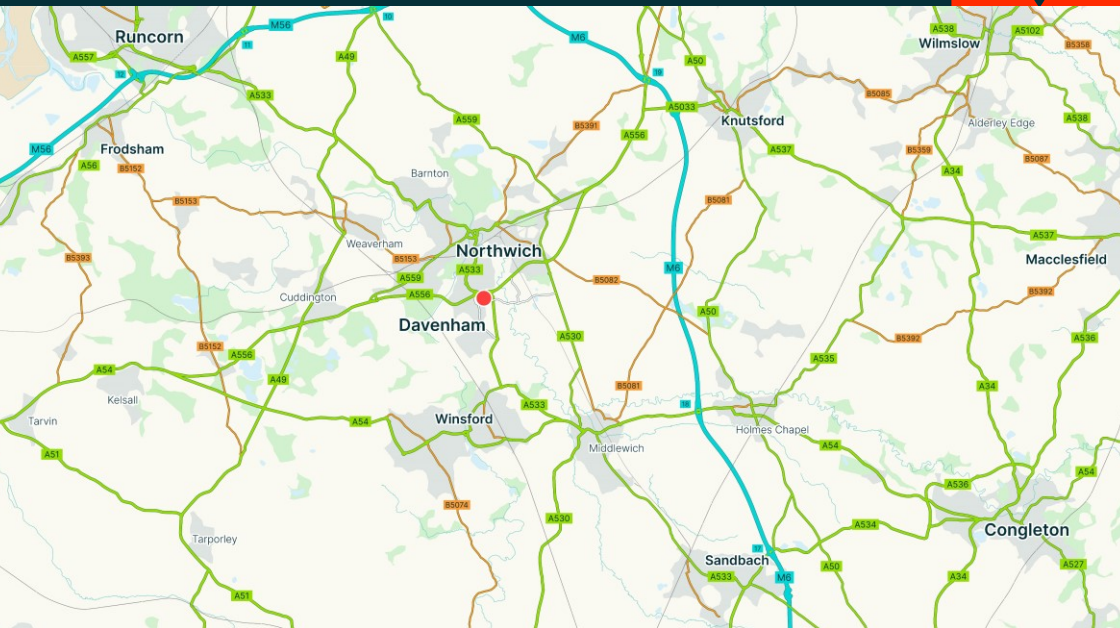
The property is not Listed but is within the Davenham Conservation Area.

Total Site Area

0.084 hectares

0.21 acres





For further details contact:
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