



**Lask Edge Methodist Church, Lask Edge Road,
Leek, ST13 8QG**

**1,146 sq.ft.
(106.46
sq.m.)**

Price

£125,000

A former Methodist Church with planning permission (Application No. SMD/2018/0316) to convert into a 3 bedroom detached residential dwelling.

Final and Best offers to be received by 12 noon on December 14th, 2018

To view: 01782 212201
commercial@bjbmail.com



Description

The property comprises a ground floor former Methodist Church of stone construction under a pitched tiled roof. The property has an entrance porch also of stone construction under a pitched tiled roof which provides access into the main church. The main church area has a tiled floor, plaster painted walls and ceiling. The ceiling forms part of the pitch with the joists being exposed.

To the side of the main church and accessed from the church, there is a lean-to building of stone construction under a pitched roof forming the vestry, kitchen and toilet. There is also a door to the outside.

To the rear of the building is a large field part of which has been laid out as a cemetery with the remainder being vacant.

Location

The property is located within the small village of Lask Edge within the Staffordshire Moorlands approximately 7 miles west of Leek Town Centre and 8 miles from Stoke-on-Trent City Centre (Hanley). There are minor roads to the A53 which provide a direct link from the Stoke-on-Trent conurbation to Leek. The property is on a bus route. There are extensive views from Lask Edge over the Cheshire Plains and into Wales.

Accommodation

Ground Floor

Entrance Porch 383.53

Main Church 858 sq.ft (79.70 sq.m)

Vestry 153 sq.ft (14.21 sq.m)

Kitchen 72 sq.ft (6.68 sq.m)

Toilet 15 sq.ft (1.30 sq.m)

Lobby 10 sq.ft (0.92 sq.m)

Total Floor Area 1,146 sq.ft (106.46 sq.m)



Services

We understand that mains water, electricity and drainage are available.

Tenure

The purchaser is required to take a lease over the cemetery for a term of 999 years at a peppercorn rent.

The buyer will be required to sign a connected person certificate, to advise whether they are connected to the Trustees for Methodist Church Purposes or to the Managing Trustees of the Methodist Church Runcorn Circuit.

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Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.

Viewing

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent, ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00 - 5.30pm, Monday to Friday.

IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.