

Retail | Office | Industrial | Land



## Falstone United Reformed Church

The Croft, Falstone, Northumberland NE48 1AA

- Detached Stone Built Former Church
- Floor Area 112.7 sq. m. (1,213 sq. ft.)
- Site Area 0.072 hectares (0.179 acres)
- Grade II Listed / Erected in 1807
- Bell Tower Added in 1876
- Suitable for a Variety of Uses STPP
- 1.2 Miles to Kielder Waters
- Includes Grassed Area

**Price: £150,000 Offers Over**

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## Location

Falstone is a small rural village situated in the North Tyne Valley in the administrative area of Northumberland approximately 25 miles to the north west of Hexham. Facilities in Falstone area very limited. The village is however a popular tourist destination. Falstone is a short distance from Kielder Reservoir with its various tourist/leisure attractions. A considerable number of properties in this location are now used as holiday homes/holiday lets. The Property is situated in the centre of Falstone in a residential area a short distance from the local pub (The Blackcock Inn).

## Description

The property is a stone built detached Church with a tower. The Church was built in 1807 with the tower being added in 1876. The roof of the property is pitched/slated. The floors are timber with a mix of metal and timber windows.

The property occupies an irregular shaped gently sloping site. Access from the public highway is via a right of way over the land tinted brown on the title plan.

## Site Area

The approximate site area of the Property is 0.072 hectares (0.179 acres) or thereabouts. The site area has been calculated using Promap.

## External

The property occupies an irregular shaped gently sloping site.

## Services

The property includes mains water, electricity and drainage. The services have not been tested.

## Roads

Access from the adopted highway is via a right of way over the land tinted brown on the Title Plan.

## Rights of Way

None other than the right of way over the land tinted brown on the title plan.

## Town and Country Planning

We have not made any enquiries to the planning authority. We have assumed that the existing use of the property is use class D2 Assembly and Leisure. The property is a Grade II Listed Building (List Entry Number: 1044895). Date first listed 7 January 1988. Statutory Address: United Reformed Church, Falstone, NE48 1AA.

Accommodation	Net Floor Area	
	Sq. M.	Sq. Ft.
<b>Ground Floor</b>		
Entrance lobby with vertical ladder to the tower	7.53	
Church	74.15	
Kitchen with partition wall to the Church; fitted units inc built-in hob and oven	24.83	
Rear lobby, built-in cupboard and separate WC	6.19	
<b>Total Ground Floor</b>	<b>112.7</b>	<b>1,213</b>

## Viewing

Strictly by appointment through this office.

## Price

£150,000 Offers over

## Tenure

Freehold - The property has the benefit of a right of way over the land tinted brown on the Title Plan at all times on foot and with or without vehicles and disabled carriages for the purposes of access to and from Falstone United Reformed Church. This right has been acquired through long user.

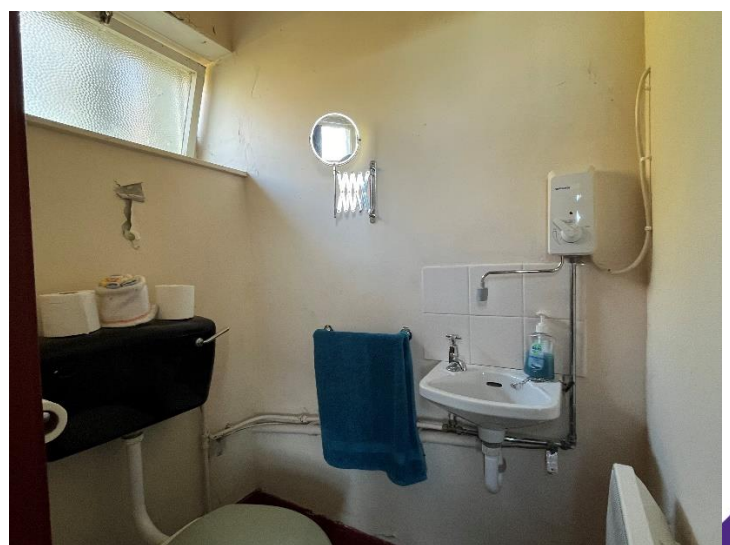
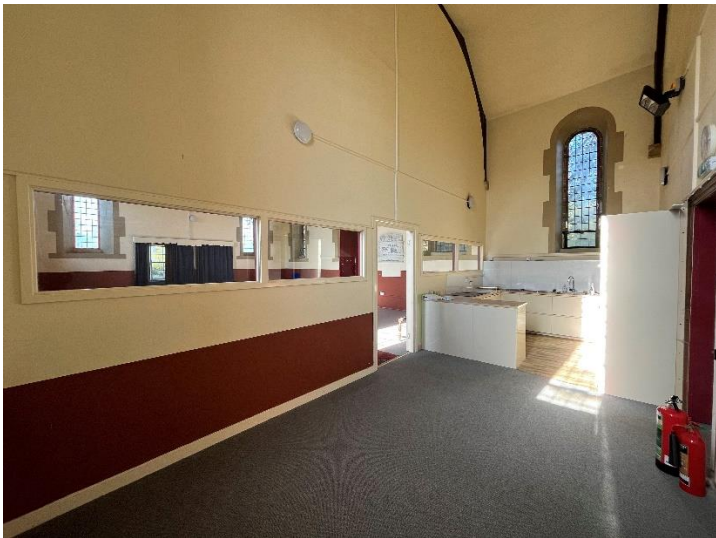
## Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: I118 (Version 1)**

**Prepared: 18<sup>th</sup> October 2024**

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