

**SKELLOW EVANGELICAL CHURCH,
NEAR DONCASTER, DN6 8AU**



Church Building To Let



Church Growth Trust
1 Manor Farm Barns
Baines Lane
Seaton
Oakham NN17 5HP

SKELLOW EVANGELICAL CHURCH BUILDING, SKELLOW, NEAR DONCASTER

General Situation

The work of Skellow Evangelical Church started in the mid 1960s. The land was originally leased and then purchased from the Coal Board and the present building was erected in 1971, with an extension built in the late 1970s. The church grew and the children's work thrived. It declined to the point where an earlier fellowship closed in 2013 and the building was re-let to the Legacy Network. The church worker in this area left last year and the church has decided to close.

Our intentions are to find a suitable evangelical church to lease the building and use it for effective outreach to the local community. The Legacy Church made a lot of contacts in the village and many seeds have been sown. If we are unable to find a church to take on the building, the property may have to be sold for development and will be lost for the Kingdom. There is very little evangelical witness in the village of Skellow, which was stated to have a population of 4,100 in 2001 and at that time was predominantly white (99.4%), and the neighbouring village of Carcroft a population of 4,300 at that date.

Location

The property is located in Charles Street, Skellow, near Doncaster, South Yorkshire.



Description

The property is set in about half an acre of land comprising a gated tarmacadamed drive off Charles Street to a small gravel car park and a larger grassed area of land. The main building is a concrete pre-fabricated single storey hall with a corrugated asbestos roof on a concrete base. There is a modern kitchen, a fully accessible WC, a main meeting room (with baptistry) and three further small rooms at the far end (one an office and the other are stores). There is also a further portacabin located near the main building. This can be used for small meetings and storage. Please see the attached photographs.

Condition

Extensive refurbishment has taken place over the last few years. The main building has new UPVC windows and doors and the main building has been rewired. The main building also has a new ceiling and new entrance doors. The kitchen and fully-accessible WC are new. There are new steel entrance gates.

The roof to the main prefabricated building is likely to have asbestos content. Although it is serviceable it will need to be replaced in the not too distant future. There does not appear to be any other asbestos-containing materials in the property.

Planning

The property has an established use as a place of worship (Use Class D1). Alternative uses will require planning consent. There is also a restrictive covenant affecting the property and requiring it to be used for church purposes only.

Tenure

The property is to be let as a whole for a term of between two and five years. A longer term may be considered if a tenant is prepared to invest financially in the property. The lease will be excluded from Part II of the Landlord and Tenant Act 1954. The tenant will be responsible for all repairs to the property. The tenant will also refund the building insurance cost to the landlord.

A copy of Church Growth Trust's standard tenancy agreement can be obtained from the office.

Rent

The level of rent for the property will be established after discussions with the potential church tenant, bearing in the mind the particular circumstances of the church and the nature of the outreach work to the local community.

Church Growth Trust normally let at rental values between 40 and 66% of market rental and there would need to be a minimum rental of £750 per year, to cover our administration costs.

Should you want to view or require any further information with regard to the above property, please contact:

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1 Manor Farm Barns
Baines Lane
Seaton
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LE15 9HP

Tel: 01536 647163 or 07970 143871
Email: john.duffield@churchgrowth.org.uk

Proposals

Normally before formally deciding whether to let a property Church Growth Trust asks for a written proposal from any prospective evangelical church tenant to be sent to Church Growth Trust's offices for the attention of John Duffield (or emailed). Proposals where possible should include the following:

- Details of the church, including numbers, growth and history;
- Church's vision and plans for use of the building;
- Relations with other churches/organisations in the area and how your work does or will relate to these;
- Financial details of the church/organisation;
- Proposals for length of lease and rental payments. This may also include proposals on works to the property;
- Other points that may influence Church Growth Trust's decision in letting the property.

The proposals will be discussed by Church Growth Trust's Trustees, with the intention that a decision can be made in full knowledge of God's prompting and so that a lease can start as soon as possible after that decision.

APPENDIX – PHOTOGRAPHS

Photo 1 – main hall



Photo 2 – main hall



Photo 3 – separate portacabin



Photo 4 – some of the land



Photo 5 – side view of buildings



Photo 6 – rear view of main building



Photo 7 – kitchen



Photo 8 – kitchen

