

# WERNETH DEVELOPMENTS



## CASE STUDY

# INTRODUCTION

In 2012, a development company called Werneth Developments (WDP) sourced the land and buildings at the parish of St Stephen's Church, for a proposed 25-35 unit residential new build and conversion project.

The St Stephen's site is located in Hyde, Greater Manchester. It comprises a church building, surrounding land within the church boundary wall, and additional adjoining green field land to the south.

The property within the church boundary wall was a separate title to the adjoining land to the south. The church building is also a Grade II listed building.

Jackson Barrett & Gass is an award winning Cheshire law firm specialising in both residential & commercial property.

## Church & Land Acquisition

WDP agreed the purchase with the Church Commissioners for England. Jackson Barrett & Gass made contact with the Church Commissioners' Solicitor directly once the basic terms were agreed.

Several factors made this acquisition more complex than most

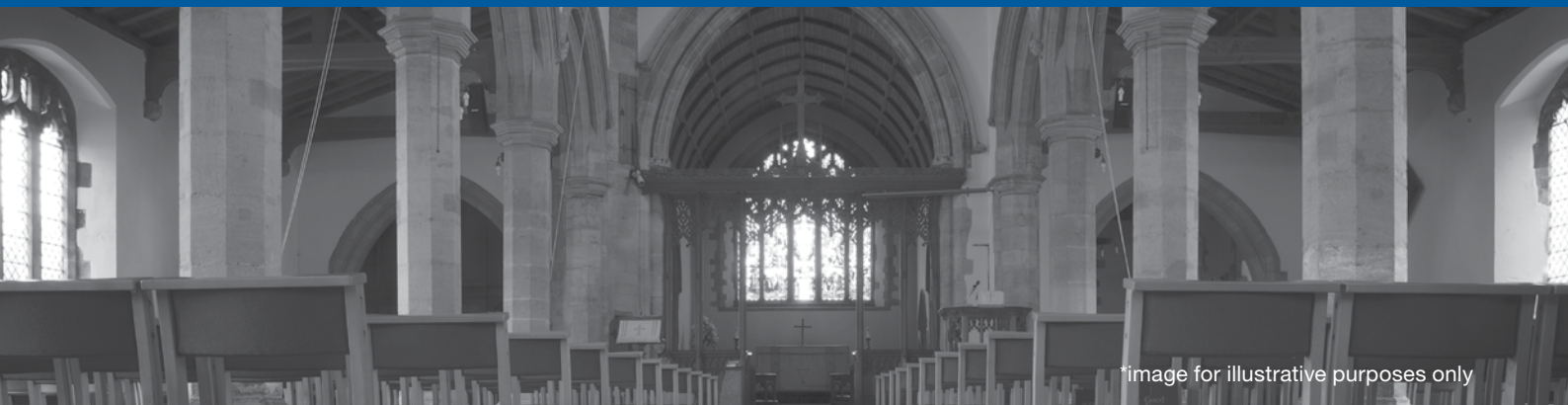
- The land to the rear of the Church was registered but the Church itself was not
- The land to the rear of the Church was owned by the Chester Diocesan Board of Finance whilst the Church itself was owned by the Church Commissioners for England, both who have differing processes and procedures for land disposal
- The Church is a Grade II Listed Building hence Listed Building Consent was required
- The development of the land to the rear of the Church was tied to the development of the Church itself via both Additional Provisions on the transfer documentation and a Section 106 Agreement
- WDP required a number of other parcels of land to be investigated for matters relating to access and any possible ransom strip issues.



**Jackson Barrett & Gass performed their usual duties, including but not limited to:**

- Checking the Legal Title of both plots (registered and unregistered)
- Submitting searches requested by the client
- Checking the standard Standard Protocol Forms
- Raising enquiries on all of the above
- Preparing a formal report with references to specific clauses and enquiries
- Obtaining quotes & information for Indemnity Insurance
- Amending the transfer documentation to reflect the requirements of our client
- Subsequently approving a separate Lease of Land at the rear to a neighbour

# SUMMARY



\*image for illustrative purposes only

**Joe Millson, Director, said** “This was an acquisition that required patience, with an eye for detail, and JBG did not disappoint. Their accessible approach was of real benefit”

**Luke Hewitt, Solicitor, said** “The acquisition of the closed Church at St Stephen’s was very complex with several factors & parties needing to be linked at all times.

We helped our client obtain a sought after site whilst planning permission was granted, to ensure their long term interests were achieved.”



\*image for illustrative purposes only

To arrange a discussion about any property matter, please get in touch on 01625 523988 or [mail@jbgass.com](mailto:mail@jbgass.com)

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