

# FOR SALE

FORMER CHURCH PREMISES

TOTAL SITE AREA OF 0.122 ACRES IN A VILLAGE LOCATION

MAY SUIT OTHER USES, CONVERSION OR REDEVELOPMENT - STPP

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com



**HALTON UNITED REFORMED CHURCH**  
**HIGH ROAD**  
**HALTON**  
**LANCASTER**  
**LA2 6PS**

Offers in the region of

**£165,000**

- Potential development opportunity subject to achieving appropriate planning consents
- May suit alternative uses subject to planning permission
- Village location 3 miles east of Lancaster
- 0.122 acre site
- To be sold by way of informal tender



### LOCATION

Halton is a village located some 3 miles (4.8 km) to the east of Lancaster, on the banks of the River Lune. Halton is in a rural location, within easy reach of Junction 34 of the M6 motorway. Halton Road provides access to the village of Halton from the M6 motorway. The property is located within the Halton Conservation Area. Halton allows for easy access to surrounding areas such as Forest of Bowland, Yorkshire Dales National Park and the Lake District.

The property is specifically located on High Road, which links with Kirkby Lonsdale Road to the north east and is the main road leading through the village. The immediate area is predominately of a residential nature, providing for majority stone built terraced style properties fronting High Road with larger detached and semi-detached dwellings set back. The subject property is well situated for access into Halton Village and getting to neighbouring towns and cities, including Lancaster.

### DESCRIPTION

The site itself extends to approximately 495.62 sq m (5,335 sq ft), or 0.122 acres. On the site, sits a semi-detached church premises, with garden areas to back of pavement.

The property itself forms a regular shape and is of traditional construction, with stone elevations, set beneath pitched and slate roof covering. The property includes a number of traditional timber framed, single glazed windows set within the front elevation and mainly UPVC double glazed to the rear elevation. Located to the rear of the property is a single storey extension, set beneath a pitched and slated roof, which houses the WC's.

Internally, the property is arranged over ground floor and the accommodation is configured to provide for two good sized rooms, one of which is a main worship area, the other is a separate hall. Off the hall is a kitchen, vestry and access to the WC's.

In addition, there is a second floor, which was added above the hall area, with access possible via a carpeted staircase as you enter the subject property. This area does not cover the full width of the building and benefits from natural light provided by several velux windows.

The property is situated on a small site, which is regular in shape, including a front garden area with path leading from the pavement to the front door access.

### ACCOMMODATION

We have measured the property on a Gross Internal Area basis, in accordance with the RICS Property Measurement (2<sup>nd</sup> Edition), as follows: -

DESCRIPTION	SQ M	SQ FT
Ground Floor	211.92	2,281
First Floor	48.34	520
<b>TOTAL</b>	<b>260.26</b>	<b>2,801</b>

### TENURE

The property is held Freehold (LAN58556).

### SERVICES

The mains services connected to the property include water, gas fired central heating system, electricity supply and of course mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations, or appliances, connected to the property.



## FOR SALE

Offers in the region of £165,000.

## VAT

We have assumed that VAT is not applicable upon the sale of the land and buildings. Prospective purchaser's should at all times seek their own specialist advice on VAT issues if they have any doubt about the effect on any transaction.

## METHOD OF SALE

Offers invited **before 12 noon on Friday 2<sup>nd</sup> June 2023.**

Offers submitted thereafter may not be considered.

Offers to be provided in writing and emailed to [disherwood@lambandswift.com](mailto:disherwood@lambandswift.com) for consideration by our client.

Our client reserves the right to accept any offer they wish to and they do not have to accept the highest offer received.

Please contact us to request confirmation of any offer requirements.

## BUSINESS RATES

Not Applicable – The subject property is a place of worship and therefore exempt from rates.

## EPC

Not applicable

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## VIEWING

Block viewings will be taking place on the following days:

- Wednesday 26<sup>th</sup> April 2023 – 1.00pm to 2.00pm
- Wednesday 3<sup>rd</sup> May 2023 – 1.00pm to 2.00pm
- Wednesday 10<sup>th</sup> May 2023 – 1.00pm to 2.00pm
- Wednesday 17<sup>th</sup> May 2023 – 1.00pm to 2.00pm

Please note, the above viewings will be the only opportunities.

Telephone: 01204 522275

Contact: David Isherwood  
Email: [disherwood@lambandswift.com](mailto:disherwood@lambandswift.com)



**Lamb & Swift Commercial**  
179 Chorley New Road  
Bolton  
BL1 4QZ







