

FOR SALE

HARRINGTON UNITED REFORMED CHURCH
POTENTIAL DEVELOPMENT OPPORTUNITY STPP
181.18 SQ M (1,950 SQ FT)

Lamb & Swift
Commercial Property

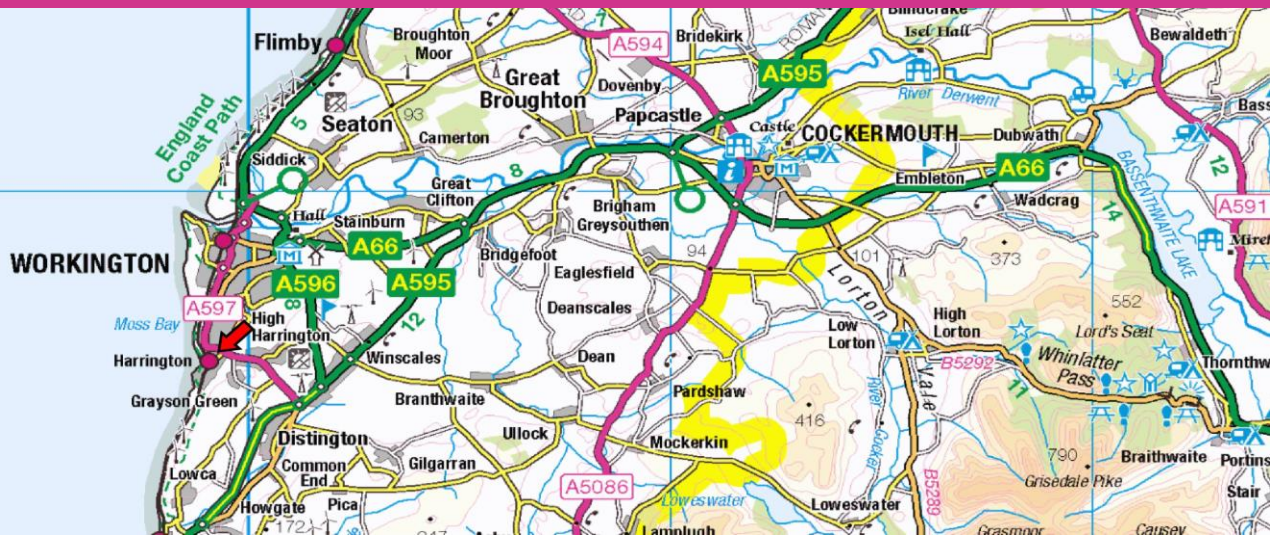
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HARRINGTON UNITED REFORMED CHURCH
CHURCH ROAD
HARRINGTON
WORKINGTON
CA14 5PT

Offers in the region of
£100,000

- **Potential development opportunity subject to planning approval**
- **Offers in the region of £100,000**
- **May suit a number of uses subject to planning permission**



LOCATION

Harrington is a village and civil parish on the Cumbrian Coast located to the south of Workington and the north of Whitehaven. Harrington is located some 40 miles west of Junction 40 of the M6 motorway. The A66 links with the A595 to provide access to the village from the M6 motorway.

The town is also a train stop on the Cumbrian Coast line which runs between Carlisle and Barrow-in-Furness.

The property is specifically located on Church Road, which links with the A597 to the north and both Quay Street and Lime Road to the south. The immediate area is predominantly of a residential nature, providing for majority terraced style properties. The subject property is well situated for access into Harrington Village and getting to neighbouring towns, including both Workington and Whitehaven.

DESCRIPTION

The site itself extends to approximately 623.77 sq m (6,714 sq ft), or 0.154 acres. On the site, sits a detached church premises, with the benefit of a block paved driveway that also allows for an element of parking.

The property itself forms a regular shape and is of traditional construction, with stone elevations, set beneath pitched and slate roof coverings. The property includes the original traditional stained-glass windows, in keeping with the nature of the property itself. Located to the rear of the property is single storey extension, set beneath a flat, felt covered roof, which we are advised, houses the boiler.

Internally, the property is arranged over ground floor only and the accommodation is configured in a more traditional church like manner in the main, providing for a main worship area, chancel, vestry and an organ, as well as some storage and WC's.

The property is situated on a small elevated site, which is irregular in shape, including a block paved sloping driveway leading to the property and also providing access for the neighbouring property.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	181.18	1,950
TOTAL	181.18	1,950

TENURE

The property is held Freehold.

SERVICES

The mains services connected to the property include water, gas, 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 £100,000.

VAT

VAT is not applicable.

METHOD OF SALE

Offers invited **before 12 noon on Friday 8th September 2023.**

Offers submitted thereafter may not be considered.

Offers to be provided in writing and emailed to 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 16th August 2023 – 1.00pm to 2.00pm
- Wednesday 23rd August 2023 – 1.00pm to 2.00pm

Plus other opportunities if required.

Telephone: 01204 522275

Contact: David Isherwood

Email: disherwood@lambandswift.com

Lamb & Swift Commercial

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