

FOR SALE

ST ANDREWS UNITED REFORMED CHURCH

POTENTIAL DEVELOPMENT OPPORTUNITY STPP

306.84 SQ M (3,302 SQ FT)

Lamb & Swift
Commercial Property

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ST ANDREWS UNITED REFORMED CHURCH
SOLWAY STREET
SILLOTH
WIGTON
CA7 4EG

Offers in excess of:
£175,000

- Potential development opportunity subject to achieving appropriate planning consents
- May suit alternative uses subject to planning permission
- Well established location within the Victorian seaside town of Silloth
- 0.24-acre site
- To be sold by way of informal tender



LOCATION

Silloth is a port town and civil parish in the Allerdale borough of Cumbria and sits on the shoreline of the Solway Firth.

Workington is located some 19 miles (30.4 km) south of Silloth and Carlisle 22 miles (35 km) to the east. Silloth is accessed direct from Junction 41 of the M6 motorway via the B5305.

The property is located upon Solway Street, between its junctions with Waver Street and Caldew Street. The immediate area is predominantly of a residential nature. The subject property is well situated for access to all amenities within Silloth. The subject property is located just outside of the Silloth Conservation Area.

DESCRIPTION

The property itself is of a fairly regular shape and is of traditional construction, with brick elevations, which have been rendered in part, set beneath a pitched and slated roof covering. The property includes a mix of timber framed window units upon the front elevation with some UPVC double glazed window units to the rear. Access points to the property comprise of original timber doors.

Internally, the property is arranged over ground floor only and the accommodation is configured to provide for two main areas, which include a church hall and then a separate hall, both of which are connected internally. There is a vestry and WC off the corridor from the main church hall and further facilities including a kitchen and WC's, which are accessed from the hall. The kitchen is of a good size and is of a reasonable standard. There is a further store room, with access to the small courtyard located centrally within the buildings, where access is possible to a boiler room, and the old boiler room located at basement level, which is no longer in use. The property benefits from two recently installed Vaillant Combi Boilers.

Both the church hall and hall have separate entry points and therefore, could be separated to provide for individual properties.

Externally, the property benefits from garden areas, which include Monkey Puzzle trees.

The site itself extends to approximately 984.07 sq m (10,592 sq ft), or 0.243 acres. On the site sits a detached church and hall premises with garden areas.

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	306.84	3,302
TOTAL	306.84	3,302

TENURE

The property is held Freehold.

SERVICES

The mains services connected to the property include water, gas, electricity 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.

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.

FOR SALE

Offers in excess of £175,000.

VAT

VAT is not applicable.

METHOD OF SALE

Offers are invited **before 12 noon on Friday 1st March 2024.**

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.

VIEWING

Block viewings will be taking place on the following days:

- Thursday 1st February 2024 – 1.00pm to 2.00pm
- Thursday 8th February 2024 – 1.00pm to 2.00pm
- Thursday 15th February 2024 – 1.00pm to 2.00pm
- Thursday 22nd February 2024 – 1.00pm to 2.00pm

Plus other opportunities if required.

Telephone: 01204 522275

Contact: David Isherwood

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