

# FOR SALE

## HOLY TRINITY CHURCH WEST SEATON NORTHSIDE WORKINGTON CA14 1BD

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### Substantial stone and slate former church with potential for other uses

- Residential and commercial potential
- Alternative uses subject to planning

#### LOCATION

Holy Trinity Church is located just off the round-a-bout at the junction of the A596, the A597 and Northside Road. Access is off the A596 and the church stands on a prominent site 1 mile north of Workington town centre.

Workington is a busy coastal town on the West Coast of Cumbria with a population of approximately 25,000 (2011 census). It is 32 miles south west of Carlisle and 37 miles east of Penrith.

There are good road and rail communications with buses every 9 minutes to Workington railway station (less than 1 mile) to connect to Carlisle and beyond. There is access to the national railway and motorway networks at both Penrith and Carlisle. Retail services are provided 500 metres north at Dunmail Park shopping centre which includes Plaza Cinema and ASDA superstore. There is a Tesco superstore near the railway station to the south.

The land use in the immediate vicinity of the subject property is residential, beyond which is mixed commercial, industrial, retail and further residential. Workington has a strong history of industrial activity and it is an important town to the West Coast industries that proliferate in the region.

#### DESCRIPTION

The 0.35 acre site rises from the road to a broadly level site on which the building sits. There is pedestrian and limited vehicular access although scope to widen. West Seaton Holy Trinity Church is a redundant church dating from 1891. With a broadly cruciform floorplate, high vaulted ceilings and tower in the south east corner, the building footprint of 425m<sup>2</sup> sits in the centre of the site of 0.35 acres.

The attractive building is of solid sandstone and limestone walls with double pitched slate roofs over an exposed wooden wagon vaulted support with gable ended sections. The interior is broadly plain with plastered walls, exposed stone corbels and stone window surrounds. There is both oak and pine panelling to dado height. The floors are part boarded to pew platforms with geometric and encaustic tiles at the west end and in the church tower porch.

#### THE OPPORTUNITY

The opportunity arising is for a purchaser to purchase a unique building at a modest price. A building capable of conversion into residential or commercial uses or for the clearance and redevelopment of the site with the opportunity to make use of the substantial quantity of building materials available.

Notwithstanding the potential residential and commercial uses, the building is well suited for use within its current use classification of D1 – non-residential institution. This category includes clinics, health centres, crèches, day nurseries, day centres, schools, public art galleries, museums, libraries, and places of communal gathering.

The land and building are held freehold by the Church of England.



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## PLANNING

The property is not listed nor is it within a conservation area. The planning authority is the Allerdale Borough Council: Allerdale House, Workington, Cumbria CA14 3YJ [www.allerdale.gov.uk](http://www.allerdale.gov.uk)

No discussions have been held with the planning department and enquirers should satisfy themselves that the land and building will suit their proposed use in this regard.

## SERVICES

There is mains electricity, water and drainage. Heating was previously provided by an oil fired boiler although the system is currently out of use.

## ACCOMMODATION

Nave	30.9m x 7.67m
East and west transepts	4.79m x 11.12m
Side entrance lobby	2.39m x 3.10m
Lobby with tower over	2.65m x 2.65m
Gross Internal Area	356 sq.m

## GUIDE PRICE

Offers are invited for the freehold interest in the region of £75,000 (Seventy Five Thousand Pounds)

## VAT

All figures are exclusive of VAT

## BUSINESS RATES & EPC

The property was previously exempt from business rates and is exempt from requiring an EPC.



## LEGAL COSTS

Each party is to bear their own professional fees in the transaction and any VAT thereon.

## VIEWING

The property is available to view via prior appointment with the Keswick office of Edwin Thompson LLP.

## CONTACT

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## GENERAL INFORMATION

Restrictive covenants and Pastoral (Church Buildings Disposal) Scheme

Restrictive covenants will be included in the transfer of the property to ensure that the approved development is carried forward. Further details of these are available from the agents.

A closed Church of England church is sold under special legal provision - a Pastoral (Church Buildings Disposal) Scheme is the legal document empowering the Church Commissioners to sell a closed church for a specific use. The sale of the church would, therefore, be subject to the making of such a scheme following public consultation. Further details about the procedures involved may be found on the Commissioners' web-site at [www.ccpastoral.org](http://www.ccpastoral.org).



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