

OFFERED FOR SALE OR TO LET

The Redundant Church Of
St Mark's Church, Buncer Lane, Blackburn, BB2 6SY



- Grade II* Listed 19th Century Church
- Current use class F1 – non-residential institutional, (revised Sept 2020) suitable for school, non-residential education and training centres, museum, public library, public halls, exhibition halls, places of worship, law courts without requiring planning permission
 - Potential for conversion to residential or office use subject to planning/listed building consents
 - Possible vehicle access into church yard curtilage for parking etc
- Popular residential neighbourhood on west side of Blackburn close to school campus, sports fields and country park
 - Site Area 1,785m² (0.44 acres)
 - Gross internal floor area – ground and first floor 395.56m² (4,256 ft²)
 - Net usable internal floor area (disregarding toilets, porches etc) 380.3m² (4,092 ft²)
 - EPC Exempt
 - Offers in excess of £125,000
 - Alternatively Lease terms to be negotiated – see over

SITUATION AND DESCRIPTION

St Mark's Church, the former Feilden Estate family church, was built in the 1836 to 1838 period in a Romanesque style with later additions in 1870 and 1881 to 1887.

The church is located within a popular residential Blackburn suburb with open outlooks across Buncer Lane to Witton Country Park, the campus of the adjacent High School/Technology College, fringing the Witton Park sports field complex.

Buncer Lane is a busy traffic distributor route.

The church site has flank frontage to Higher Witton Road.

Within the church grounds are two portable buildings and Pre-App advice from Blackburn with Darwen Borough Council was reasonably positive to the concept of introducing vehicle access and car parking within the church yard, subject to detailed considerations.

The building is predominantly of stone under slate roofs – an imposing building within a tree fringed church yard, considered suitable for a variety of uses following its closure as a place of worship.

DIRECTIONS

To reach the property from Blackburn town centre, proceed out sign posted Preston along Preston New Road (A677) a mile and a half from the town centre, bear left at the mini roundabout into Billinge Avenue immediately opposite St Silas Church (just past the Morrisons filling station/supermarket), continue Billinge Avenue merges into Buncer Lane and the property will be found on the left hand side approximately ½ mile from the Preston New Road junction.

Lancashire Ordnance Street Atlas Page 100, grid square B4. National Grid Reference SD665276 or use Post Code BB2 6SY.

St Mark's Church is three miles from junction 3 of the M65 motorway or via the A677/A59 trunk road, seven miles from junction 31 of the M6 (Samblesbury junction on the east side of Preston).

CONSTRUCTION

Stone faced masonry walls under a traditional timber roof structure clad in slate.

ACCOMMODATION COMPRISE

Ground Floor

Porch

Inner Vestibule with staircase
off

Assembly/Break Out Area Principal dimensions 7.7m x 5.38m

Kitchen off 3.09m x 2.2m with a range of base, wall and cupboard units and gas water heater, clay tiled floor.

Toilets Male and Female toilet 1.8m x 0.83m and disabled WC 1.8m x 2.17m plus under stairs store off

Main Worship Space Principal dimensions 10.93m (width) x 14.56m (length) plus north transept (five sided principal dimensions 5.5m maximum x 6.25m.

South Transept 6.04m x 6.16m

Side Porch 2.02m x 1.37m

Chancel/Chapel Area 9.7m maximum x 4.1m maximum, access to tower off

Vestry/Office 2.7m x 4.4m

First Floor

Former balcony/Activity Room 9.6m x 5.4m plus Kitchen off 2.1m x 1.1m

Outside

Large grassed Church Yard, Vault on south side, tree lined boundaries, various temporary buildings within the church yard including Porta-cabin.

GENERAL INFORMATION

Roads

Buncer Lane and Higher Witton Road are made up and adopted by the Local Authority.

Rateable Value

No Rateable Value assessment as property is currently exempt as a Place of Worship.

Room Dimensions

The room dimensions quoted are taken to the widest part of each room.

Services

The property is connected to the public supplies of electricity and water. Drainage is believed to be to the Local Authority maintained sewer. No form of central heating installed.

Viewing

At any reasonable time by prior appointment with the selling agents.

Offers

Offers in excess of £125,000. Offers to be submitted on the attached form of offer.

Lease terms will be expected to be on the basis that the tenant will insure the building and be responsible for rent or premium offered, all maintenance and repairs as well as occupiers payments.

Offers to lease should include term of lease (years)

Planning/Re-development Potential

Planning permission will not be required for a use of the building falling within Use Class F 1 - non-residential institutional use.

The range of uses which fall within this class include suitable for school, non-residential education and training centres, museum, public library, public halls, exhibition halls, places of worship, law courts without requiring planning permission. Potential for conversion to residential or office use subject to planning/listed building consents

Any alterations to the fabric internally or externally will require Planning and Listed Building Consent, in addition to Building Regulations approval.

The Local Authority have responded positively to an application for advice on the likelihood of consent being granted for vehicle access and car parking within the church yard to support a range of unspecified alternative uses.

Such uses as residential, office or commercial/light industrial use will require Planning Permission and Listed Building Consent. Discussions between a previously interested party and Blackburn with Darwen Borough Council's Conservation Officer suggest that a conversion to a dwelling will be supported provided the area of first floor accommodation is restricted to approximately 33% (the westerly end) of the nave. i.e. The general sense of full height openness will need to be preserved, retaining the chancel and north and south transepts as they are at present.

Procedure for Sale

A closed Church of England Church is sold/let under a special legal provision known as a Pastoral (Church Buildings) Scheme, which empowers the Church Commissioners to dispose of the property for a specific use. The sale or lease of St Marks Church would, therefore, be subject to the making of such a scheme following public consultation, as well as to the need to obtain planning permission. Further details about the procedures involved may be found on the Commissioners' web-site at www.ccpastoral.org.

A closed church building is also usually sold/leased with covenants which are included in the transfer of the property to ensure that the approved development is carried forward.

In addition, it is a stipulation of the Church Commissioners that any alterations to the exterior of the church should be limited and sympathetic to its historic interest and architectural qualities.

Once a preferred purchaser/end user has been identified, after a reasonable marketing period, the proposed purchasers/lessees use will be the subject of a formal consultation process in addition to possibly requiring Planning Permission and Listed Building consent.

These procedures can continue in tandem but no formal disposal lease will be completed until such time as the Pastoral (Church Buildings) Scheme has been formally approved by the Church of England.

A pastoral scheme for residential purposes was approved recently. Offer positive Pre App applications have been received for part residential part workspace part studio

It is important to appreciate therefore that the submission of an offer is only part of the process required to effect a sale or lease – a process which may take several months.

Vacant Possession on Completion

Misdescription Act

Your attention is drawn to the following notice.

Lea Hough & Co, for themselves and for the Vendor(s) or Lessor(s) of this property, gives notice that:

1. These particulars, whilst believed to be correct, do not form any part of an offer or contract and are for a guide only.
2. Any intending purchaser must satisfy themselves by inspection or otherwise as to the condition of the premises and no warranty is given by the Vendor(s), their Agents or any person in the Agents employment.
3. Any gas, electrical or other appliances included have not been tested; this includes drains, plumbing and electrical installations. It is recommended that all persons carry out their own investigations prior to contract.

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