

Upon the instructions of the Carlisle Diocesan Board of Finance and the Church of England Closed Churches Division
Historic Grade II* Listed Church Premises For Sale
St Leonard's Church, Warwick-on-Eden, CA4 8PG

Edwin
Thompson



- Attractive church building suitable for alternative uses, subject to planning
- Rural location in popular village
- Guide price - £75,000

Ref C1242

Historic Grade II* Listed Church Premises For Sale

St Leonard's Church, Warwick-on-Eden, CA4 8PG

LOCATION

St Leonard's Church is situated within a private church yard, on the western outskirts of Warwick Bridge and 4 miles east of Carlisle, Cumbria in the North West of England. Warwick Bridge is located on the River Eden and the A69 with a population of 1,264 (2011 Census). The village benefits from good local facilities including a Post Office and CO-OP food-store and the desirable village of Wetheral with a local train station and popular public house and restaurant is around 1 mile to the south. The attractive market town of Brampton is 4 miles to the north east with a lively retail centre, primary and secondary schools and also having a local train station.

Carlisle lies close to the Scottish Border and adjacent to Junctions 42, 43 and 44 of the M6 motorway. It is also on the main west coast Virgin Glasgow to London Euston rail line and has good access east to Newcastle, including Newcastle Airport along the A69 trunk road. The city has a resident population in the order of 73,000 and an estimated catchment population of 235,000. As well as being the principal shopping location in the country it is also the administrative centre.

St Leonard's Church is set back and in an elevated position above the banks of the River Eden and is adjacent to the A69, easily accessible from Carlisle by travelling east via Junction 43 of the M6 just 3 miles away. From the A69, a shared private road leads north through mature woodland and up to the churchyard with the church situated to the north of the site.

DESCRIPTION

The property comprises a closed Grade II* Listed church building dating from the 12th Century with 19th and 20th Century additions and alterations, described by architectural historian N. Pevsner as 'the most memorable Norman village church in Cumberland'. The building is formed of typical church architecture, comprising an original Norman chapel with various additions including a vestry and rebuilt nave, alterations to the windows and the insertion of an alternate ceiling along with an additional narthex and porch.

The principal entrance is at the western porch below the bell tower and leads into the main hall. There is a second side entrance, via a lobby, to the rear of a semi-circular apse.

Internally, the main entrance opens into a porch incorporating the kitchen and font leading to the main double height hall which continues to the semi-circular apse and additional side room. The accommodation in the main provides a mixture of solid stone and timber flooring, exposed sandstone elevations and incorporates traditional pew seating, a timber Pulpit and small kitchenette with floor mounted units and stainless steel sink and drainer.

Externally, there is a private gravel entrance road travelling from the south which opens up into the main churchyard and open lawned and planted areas. The driveway leads to parking to the front for approximately 3 cars.

The area of churchyard proposed to be included with sale of the building is shown edged in red on the attached plan.

SERVICES

It is understood that the property is connected to mains electricity, water and gas.

There are currently no WC facilities on site.

ACCOMMODATION

From on-site measurements, the premises provide the following approximate gross internal floor areas:

Ground Floor	163.53m ²	(1,760 sq ft)
Total Gross Internal Area	163.53m ²	(1,760 sq ft)

PROPOSAL

The property is suitable for uses falling within its current use classification – D1 non-residential institution which could include place of worship/communal gathering, clinic, crèche, day nursery, school, gallery or museum. From initial enquiries to Carlisle City Council Planning Department, it is also understood that it will be acceptable to change the use to a private dwelling, subject to the required planning consent(s).

Offers are invited with a guide price of £75,000 exclusive for the freehold interest with vacant possession.

It should be noted that our Client is not obliged to accept the highest or any offer without prejudice and subject to contract.

VAT

It is understood that the property is not registered for VAT and VAT will therefore not be payable on the purchase of the land and premises.



RATEABLE VALUE

The property is currently used as a place of worship and is not rated for business rate purposes. Prospective purchasers should contact Carlisle City Council for the potential rates payable and in line with any proposed future use of the building – Tel: 01228 817000.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

GENERAL INFORMATION

Restrictive Covenants and Pastoral (Church Building 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.

To enable the property to be used for the purpose specified in the scheme, certain rights shall vest in the Commissioners for the benefit of the property including the responsibility of the purchaser to contribute towards the up-keep of the access road. A copy of the full rights is available from the selling agents.

VIEWING

The property is available to view by prior appointment with the Carlisle office of Edwin Thompson LLP. Contact:

John Haley – j.haley@edwin-thompson.co.uk

Ben Wilde – b.wilde@edwin-thompson.co.uk

Tel: 01228 548385

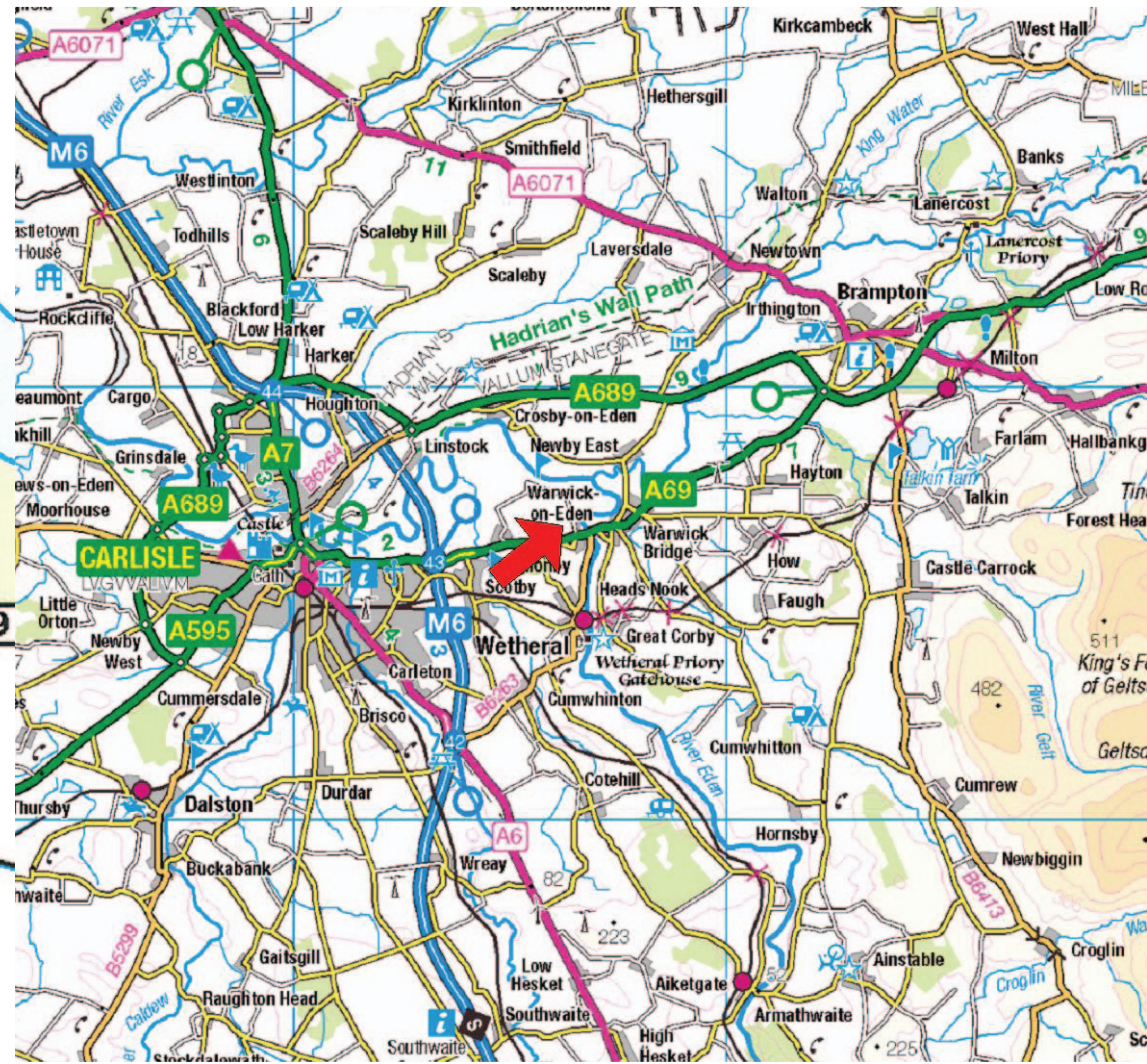
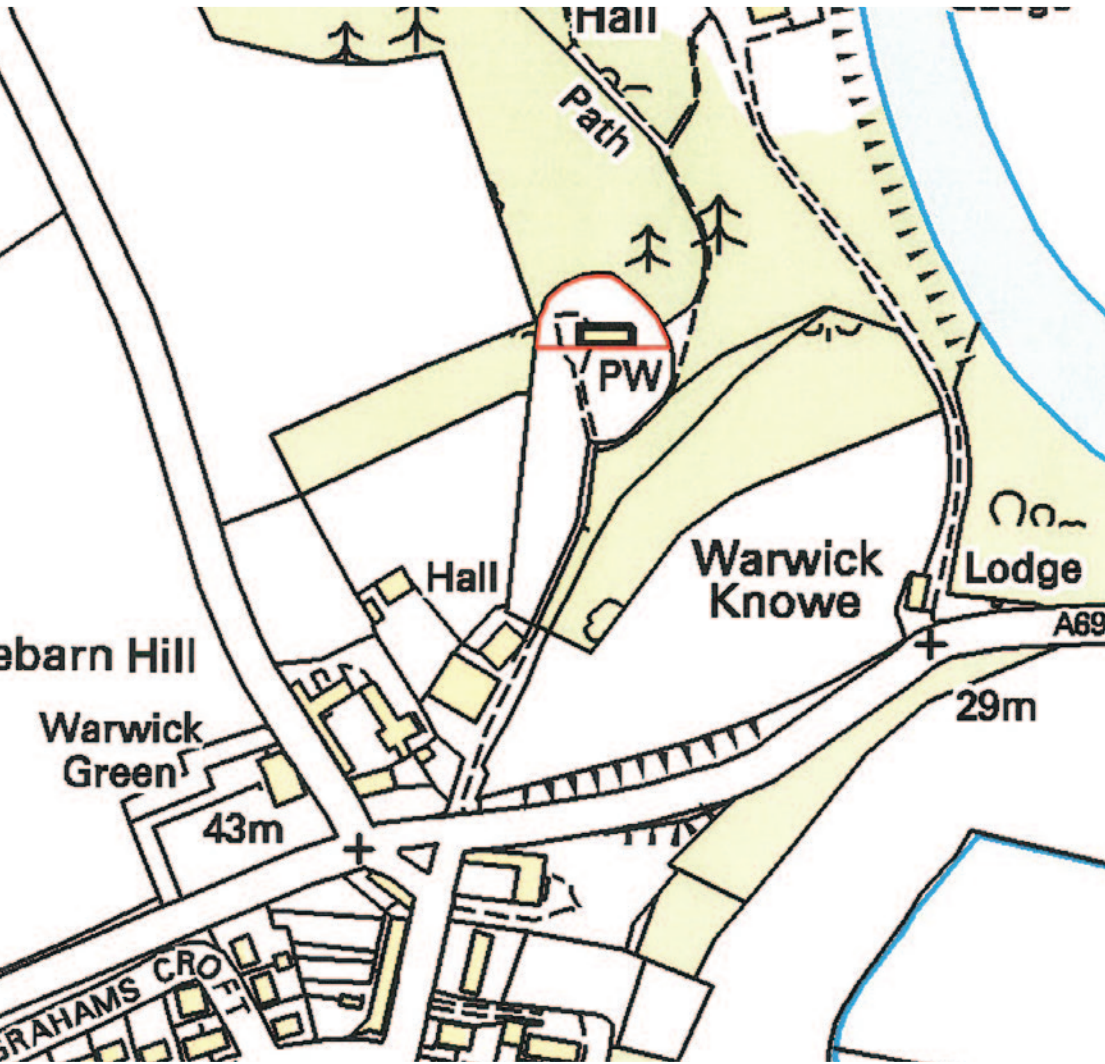
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