

**MBRE**

**CHURCH  
FOR SALE**



# St. Paul's Church

Boughton  
Chester  
CH3 5BR

**0.17  
ACRE**



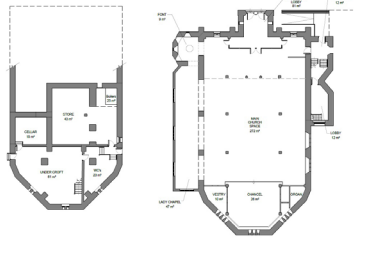
- Grade II\* Listed St. Paul's Church, Chester
- Designed by local Architect John Douglas
- Original Church dates back to 1829-30
- Church extended 1875-76. New porch 1900
- South aisle added 1902/Spirelet added 1905
- Located in the Boughton conservation area
- Church closed by Chester Diocese in 2016
- Historic England List Entry Number: 1375705



## Location

St. Paul's Church is located overlooking the River Dee in Boughton a short drive to the city centre of Chester, the popular Chester race course and Chester train station.

- Chester city centre: 1.5 miles.
- Chester race course: 1.5 miles.
- Chester train station: 1 mile.



## Description/Accommodation/Legal Process

St. Paul's Parish church dates back to 1829-30 and was designed by Architect William Cole the younger. The Church was virtually rebuilt in 1876 to a design by John Douglas, who added the south aisle in 1902, and the spire in 1905. The property is of stone-dressed red brick and timber framing with brick and plaster panels with grey and grey-green slate roof. Its plan consists of a through nave and chancel of four bays plus an apsidal bay, a south aisle, a west porch and a broach spire at the west end. Most of the windows are lancets. The property is built on a steep slope with the rear of the building sitting on Barrel Well Hill. Lower ground floor areas provide store rooms, kitchens, toilet facilities and rear exit points. Off street car parking is available nearby and there is pay & display car parking on Christleton Road (0.1 miles).

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. 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 be subject to the making of such a scheme following public consultation. Further details about the procedures involved may be found on the Commissioners' website at [www.ccpastoral.org](http://www.ccpastoral.org)

## Rateable Value

Rateable value: N/A.

Small Business Rates Multiplier 2023/24: 49.9p.

Interested parties are advised to make their own enquiries with Cheshire West/Chester Council via email [ndr@cheshirewestandchester.gov.uk](mailto:ndr@cheshirewestandchester.gov.uk)

## Tenure

The property is registered as Freehold.

Title Number: CH696504.

## Price/VAT

£100,000 SUBJECT TO CONTRACT.

We understand that VAT is not payable on the sale.

## Services

Mains services are available to the building including gas, electric, water and drainage.

## Planning

Use class F1. The site is unallocated in the adopted Cheshire West & Chester local plan.

## Grade II\* Listing

Heritage Category: Listed Building.

Grade: II\*.

List Entry Number: 1375705.

Date first listed: 10-Jan-1972.

List Entry Name: CHURCH OF ST PAUL.

Statutory Address 1: CHURCH OF ST PAUL, BOUGHTON.

The building or site itself may lie within the boundary of more than one authority.

District: Cheshire West and Chester (Unitary Authority).

Parish: Non Civil Parish.

National Grid Reference: SJ 41807 66444.

Listing NGR: SJ4180766444.

Website: [www.historicengland.org.uk](http://www.historicengland.org.uk)

## Legal Costs/Conditions

Each party to be responsible for the payment of their own legal costs associated with the sale.

Subject to Contract and Restrictive Covenants.

The Church Commissioners making and bringing a Pastoral (Church Buildings Disposal) Scheme into effect.

### Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. MAY 2023.