

MBRE

CHURCH FOR SALE



St. James Church Kirk
St. James Road
Church
Accrington, BB5 4JP

**1.65
ACRES**

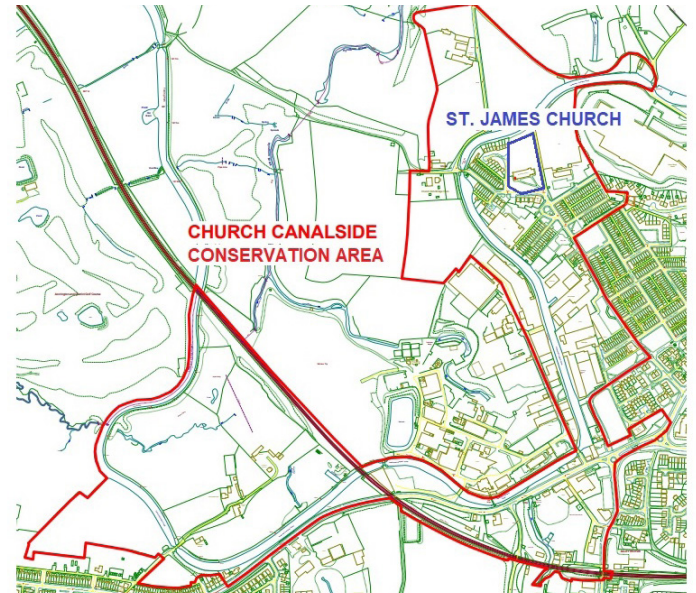
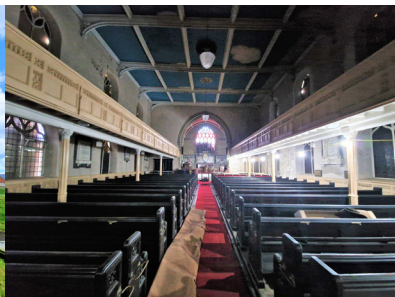


- Grade II* Redundant church with grounds
- 4,112.5 Sq.ft Grade II* listed Church building
- Set within 1.65 Acres of land with burials*
- F1 planning use - Potential alternative uses
- Site dates back to 642AD medieval period
- Constructed in three periods 1284 to 1896
- Historic England Listing Ref: 1072728
- Located Church Canalside Conservation Area

Location

St. James Church is located fronting St. James Road and is a short drive to the centres of Accrington, Oswaldtwistle, Blackburn and Burnley.

- Accrington: 1.2 miles.
- Oswaldtwistle: 1.7 miles.
- Blackburn: 5 miles.
- Burnley: 8.5 miles.



Description/Site Area/Planning

St. James Church is an redundant church in St James' Road, Church, Hyndburn, Lancashire, England. It was an active Anglican parish church in the deanery of Accrington, the archdeaconry of Blackburn, and the diocese of Blackburn until November 2015 when it was closed. A Church has been on the site since 642AD. The tower dates back to the late medieval period, the nave 1804-5, and chancel 1895-6. (Tower under repair following fire, 1983).

For further information relating to the Historic England listing please follow this link: <https://historicengland.org.uk/listing/the-list/list-entry/1072728>.

Site Area: In relation to the site area for disposal, this will be agreed with the purchaser having regard to the extent of burials within the churchyard.

Planning/Future uses: The property benefits from F1 use and similar uses such as education, museum, public hall will not require a change of use. The property may also be suitable for alternative uses or redevelopment which will be subject to Planning and Listed Building consent.

Rateable Value

Rateable value: N/A.
Small Business Rates Multiplier 2023/24: 49.9p.
Hyndburn Borough Council on 01254 388 111.

Tenure

We understand that the property is Freehold.
Title Number: TBC.

Price/VAT/Offers

Offers in the region of £75,000 SUBJECT TO CONTRACT.
We understand that VAT is not payable on the sale.
Offers in writing by email to include:
- Proposed future use for the property.
- Offer price plus proof of available funds.
- Details of proposed alterations to the building.

Services

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

Planning

Use class F1. Sale will be subject to planning and listed building consent for the proposed future use.

Grade II* Listing

Heritage Category: Listed Building
Grade: II*
List Entry Number: 1072728
Date first listed: 09-Mar-1984
List Entry Name: CHURCH OF ST JAMES
Statutory Address 1: CHURCH OF ST JAMES, ST JAMES' ROAD

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

County: Lancashire
District: Hyndburn (District Authority)
Parish: Non Civil Parish
National Grid Reference: SD 74123 29097
Website: www.historicengland.org.uk

Legal Costs/Conditions

Each party to pay their own legal costs.
Subject to Contract and Restrictive Covenants relating to future use of the property.
The Church Commissioners making and bringing a Pastoral (Church Buildings Disposal) Scheme into effect and agreeing the future of any burials, monuments or tombstones within the churchyard.

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. SEPTEMBER 2023.