

FOR SALE – Development Opportunity

Holy Trinity Church,
Carlisle,
CA2 7BH

Edwin
Thompson



- Well located development opportunity within Carlisle off the A595
- Church with adjoining Parish Hall accommodation
- Could lend itself to a number of alternative uses, subject to consents
- Total Gross Internal Area approximately 8,328 sq ft
- Nearby amenities include Cumberland Infirmary, Sainsbury's, ALDI

Guide Price - £250,000

Ref: S1280

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LOCATION

The subject property is located southwest of Carlisle city centre, on the corner of Wigton Road and Stanhope Road, in a prominent position with the Parish Hall Building being most visible given its size and position at the front of the site. This is because of the hall building being constructed first, with the church being added at a later date following the relocation from the original Holy Trinity Church Site further along Wigton Road.

On the opposite corner of Stanhope Road is the Methodist Church and its adjacent hall and Sunday School. The Methodist Church and the subject buildings are substantial structures along Wigton Road, occupying a commanding position with the junction of Stanhope Road. To the east are residential dwellings including the converted original vicarage.

A terrace of small and mostly independent retail units are located nearby with B&M in the locality. Sainsburys and other commercial occupiers are located in Caldewgate, the historically industrialised area of the City to the east.

DESCRIPTION

The Parish Hall building comprise a predominantly two storey structure appearing to be of brick construction with a rough render finish. The roofs are substantial and covered in slate with flat roof sections. Windows have been replaced with UPVC double glazing.

Internally, the majority of the accommodation is across ground and first floor, there is a small lower ground boiler room and some basic upper ground floor accommodation along the Stanhope Road elevation.

The ground floor comprises open plan accommodation, with ancillary toilets and kitchen facilities mostly used by the Food Bank for storage and distribution. The upper floors are under used, comprising a large hall with stage and ancillary facilities much of which have been decommissioned where repairs have been required and in basic repair.

The adjoining Church is a later addition with separate access off Stanhope Road and internal access from The Parish Hall building via a linkway. The accommodation is across the ground floor having been constructed in block under a tiled roof with red brick plinth, windows are along the western facade. A two-storey lobby to the hall building provides access to the Organ which is at a higher level within the Church building.

The Church part has been formally closed for regular worship.

ACCOMMODATION

It is understood that the premises provide the following approximate Gross Internal Floor Areas as follows:

Parish Hall

Ground Floor GIA	268.03sq m	(2,885 sq ft)
Upper Ground Floor GIA	51.27sq m	(552 sq ft)
First Floor GIA	231.85sq m	(2495 sq ft)

Holy Trinity Church

Ground Floor GIA	231.00sq m	(2,486 sq ft)
Overall Total GIA	782.90sq m	(8,328 sq ft)

Site Area 0.36 acres (0.146 hectares)

SERVICES

The property is connected to a single supply of mains electricity, water, gas and connected to the mains drainage/sewage system.

PLANNING

The property could lend itself a number of alternative uses or redevelopment subject to consents.

TERMS

The freehold interest of the property is available at a Guide Price of £250,000.

VAT

All figures quoted are exclusive of VAT where applicable.

RATEABLE VALUE

The property is currently exempt from business rates due to it being a place of worship.

EPC

An Energy Performance Certificate is not required for the property due to it being a place of worship.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT there on.

VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP Contact:

Ruth Richardson – r.richardson@edwin-thompson.co.uk
Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

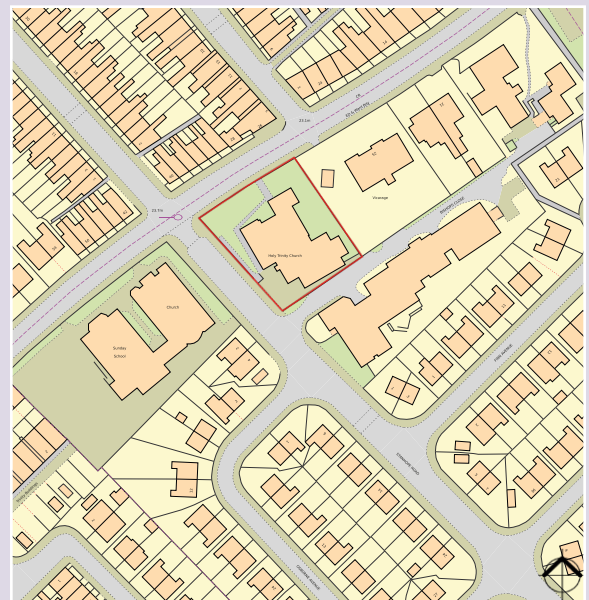
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GENERAL INFORMATION

Restrictive covenants and Pastoral (Church Buildings Disposal) Scheme.

Restrictive covenants will be included in the transfer of the church part 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 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' website at www.ccpastoral.org.



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