



Former Church of St. Andrew's, Westgate, County Durham, DL13 1SA
Offers Over £90,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A fantastic opportunity to acquire a beautiful stone built former church having an elevated position in Westgate with tree lined entrance.

- Former Victorian church
- Additional hearse house
 - Off road parking
 - Spacious grounds
 - Rural location
- Early viewing recommended
 - EPC exempt

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www.vickersandbarrass.co.uk

LOCATION

The former Church of St. Andrew's is located in the Westgate Conservation Area and the heart of the North Pennines Area of Outstanding Natural Beauty and UNESCO Global Geo Park. It is a rural village lying to the west of the larger villages of Stanhope, Frosterley and Wolsingham. Westgate itself supports a public house whilst primary schooling, recreational and shopping facilities are available at Stanhope and Wolsingham with Wolsingham also having a secondary school. Larger supermarkets can be found at Consett approximately 18 miles away from Westgate.

For the commuter, the A68 is approximately 20 minutes to the east. Durham and Newcastle have east coast main line train stations with direct links to Edinburgh and London. There are international airports at Teesside and Newcastle.

what3words ///locked.belonging.continues

DESCRIPTION

This is an excellent opportunity to acquire a former church dating back to 1869 and is situated within a



consecrated churchyard. Internally the building comprises a sanctuary and chancel, nave and vestry with the total internal floor area being approximately 237m²

There are no kitchen or WC facilities however there is a basin in the vestry.

The property is for sale without restriction to any designated use and has potential to be put to a wide variety of uses, including, (but not limited to) conversion to a substantial family home or a holiday property, subject to gaining the necessary planning consents.

The building is constructed from sandstone with a slate roof.

The property is not listed.

SERVICES

The property is served by mains electricity and mains water and has electric and infra-red heating systems and a private drainage system, but no foul drainage.



COUNCIL TAX BAND

The building is exempt from Council Tax.

ENERGY PERFORMANCE CERTIFICATE

The property is exempt from requiring an EPC.

MATERIAL INFORMATION

It is understood that the property has access to a superfast broadband connection and has generally good mobile phone signal indoors and outdoors this area.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.



ACCESS

The property is accessed from Access rights to the remaining churchyard will be retained for the parish and all persons lawfully visiting.

COSTS

Each party is to bear their own costs.

COVENANTS

The property is to be sold subject to the Church Commissioners standard covenants which will be discussed with the purchaser, they will include control over future use and alterations.

The covenants can be obtained from the selling agent.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

SALE BOUNDARY

The property sits within a large churchyard which is used for burials. The sale boundary is provided to avoid graves wherever possible and is to be fully defined and therefore open to further negotiation and agreement.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

METHOD OF OFFERING

Any prospective purchasers are invited to submit an expression of interest providing the following information:

- o Proposed use
- o Condition(s) the offer is subject to
- o Specific items they would like to be included or excluded with the building
- o Proposed offer
- o Evidence of financial positions for both the purchase and restoration / conversion of the building

The vendor will determine which if any offers are taken further. The vendor may also seek assurance through a business plan or other information as to the initial long-term viability of these proposals. The church commissioners will sanction the disposal and in doing so must undertake certain legal processes under the provisions of the Mission and Pastoral Measure 2011, including a statutory period of public consultation, before completing the sale of the property.

On acceptance of an offer a schedule of fixtures and fittings which are included within the sale will be agreed. The vendor reserves the right to remove any fixtures, fittings and stained glass in advance of the agreement in the schedule and thereafter anything which is not in the schedule can be removed without notice in advance of the sale.

NOTES

Particulars prepared – March 2024
External Photographs taken – January - March 2023
Internal Photographs taken - Winter 2022

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

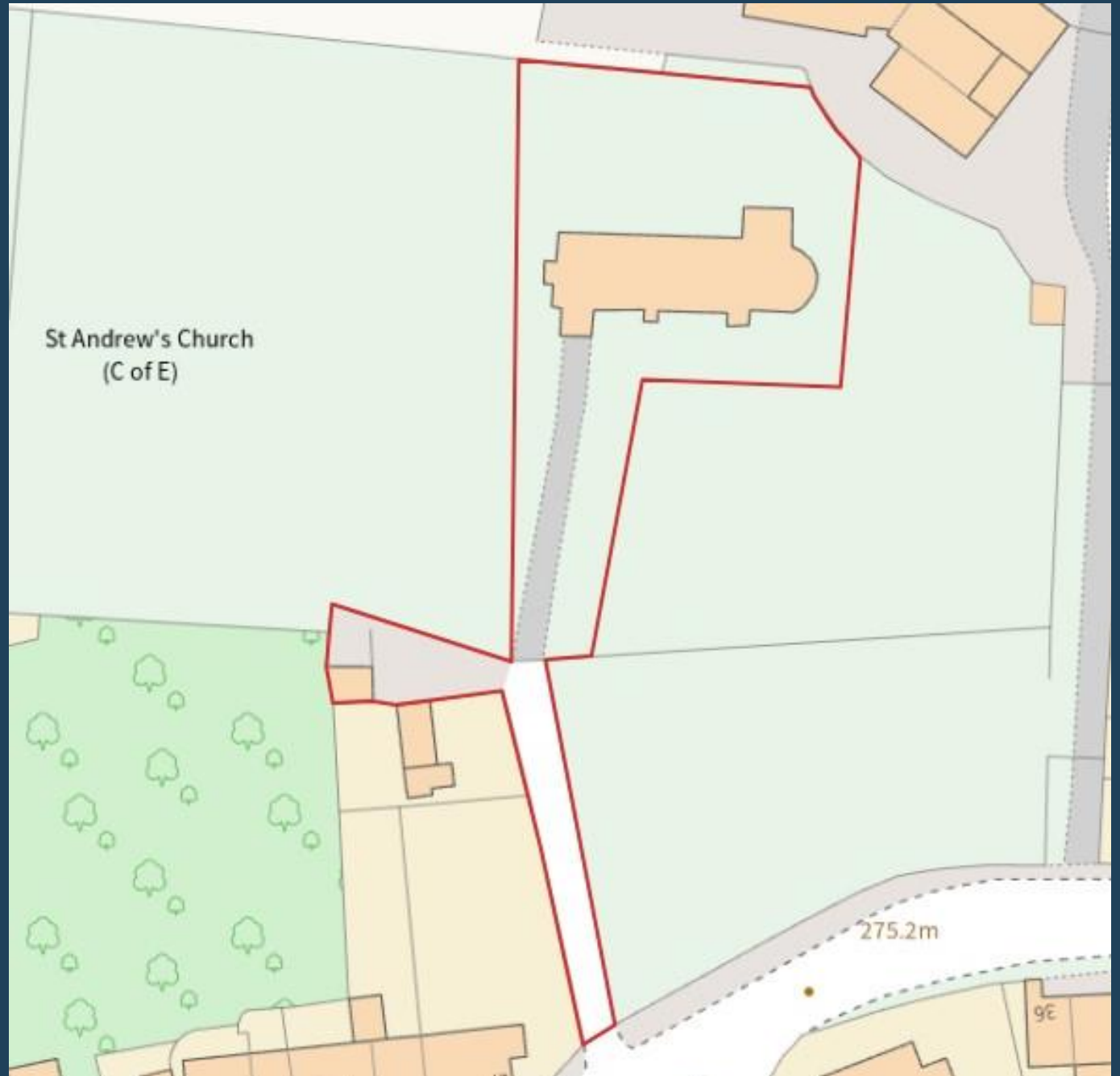
No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

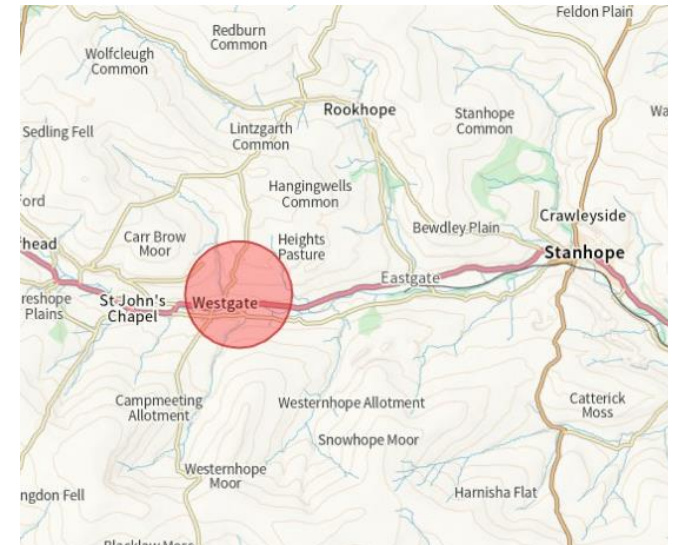
The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.





The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer. Our client is not bound by best value restrictions as set out in the Charities Act and will seek to sell the property for the best and most appropriate use.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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