

On the Instructions of The Church Commissioners For England & The Diocese of Lincoln
FOR SALE BY PRIVATE TREATY



THE CHURCH OF ST.PETER, MIDVILLE, BOSTON, LINCOLNSHIRE

A GRADE II LISTED RURAL CHURCH, SITUATED IN A REMOTE FENLAND LOCATION

- AN ATTRACTIVE NEO-CLASSICAL BUILDING, DATING FROM 1819, BEING ONE OF SIX FEN CHAPELS ERECTED AT THE TIME
- THE BUILDING HAS A GIFA OF APPROX. 1,704 SQ.FT. (158.3 sq.m.)
- UNDER CURRENT PLANNING POLICY, THE BUILDING MUST BE OFFERED FOR BUSINESS, LEISURE OR COMMERCIAL USES
- ANY SALE OF THE CHURCH WILL BE CONDITIONAL ON A PROSPECTIVE PURCHASER OBTAINING PLANNING AND LISTED BUILDING CONSENT, FOR A NEW USE

GUIDE PRICE: £20,000

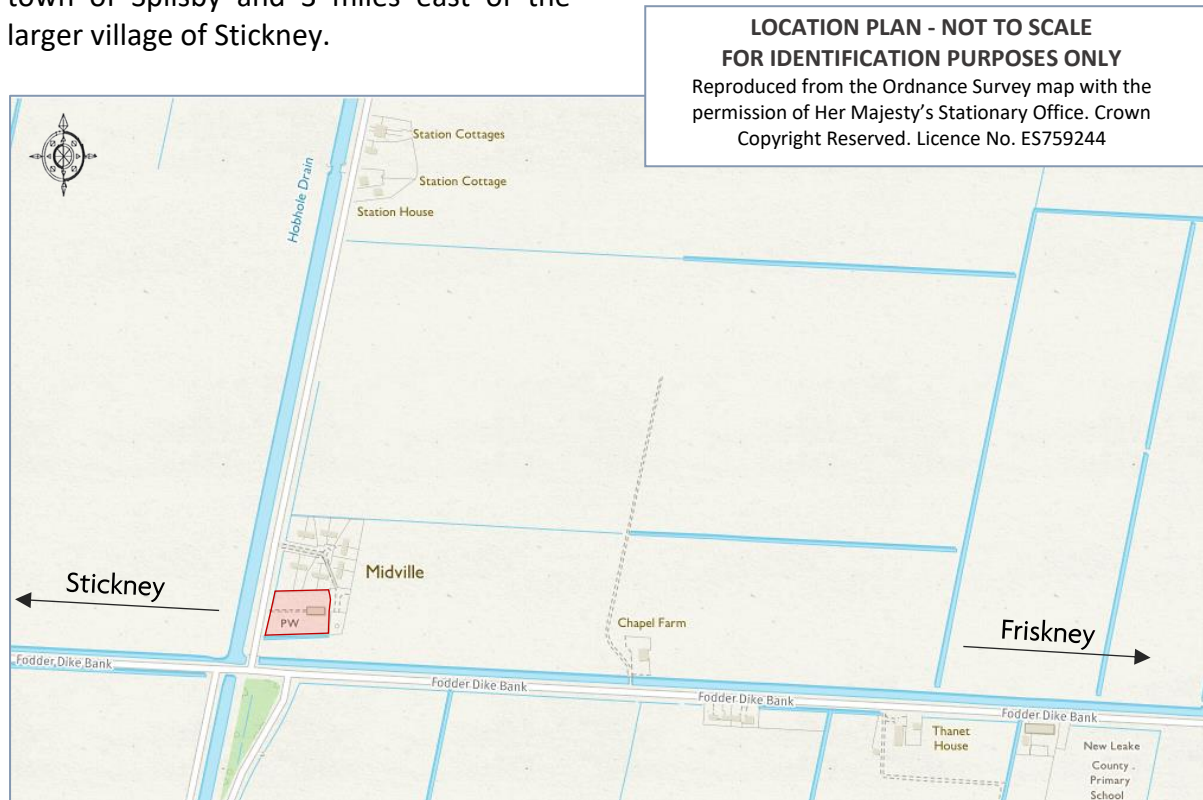
LOCATION

Midville is a scattering of houses situated in a remote fenland location, established in 1812 after the early 19th century drainage of East Fen. The area is characterised by a grid of drains and roads, created from the days of land reclamation.

The hamlet is located on the East Fen on Hobhole Bank, approximately 9 miles north of Boston, 6 miles south of the small market town of Spilsby and 3 miles east of the larger village of Stickney.

The church is situated to the east of Hobhole Drain on the northern side of the minor road linking Stickney with Friskney. There is a cul-de-sac of 20th century housing at Station Road, abutting the churchyard, immediately to the north.

The church is shown for identification purposes on the plan below.



DESCRIPTION

Midville St Peter was one of the first of the six 'fen chapels', built under the Fen Churches Act 1816 and one of the five attributed to Jephtha Pacey. The church dates from 1819 in a broadly neo-classical style, with a low pitched roof with deep bracketed eaves. The west front has an open triangular pediment, with a dominant octagonal cupola over. Construction is in red brick under slate clad roof with ashlar dressings, the windows plain glazed with plate tracery.

Internally, the church is simply arranged with a nave and short chancel to the east, under a single roof. There is a gallery to the west with a small vestry created in the south-west corner.

The west front is dominant, with the cupola all that is seen above the trees that surround the churchyard, until entering the churchyard.

The church is set back from the road and is approached via a straight footpath from the churchyard entrance leading to the raised west door. The churchyard is evenly proportioned and rectangular within an area of approx. 1 acre, enclosed by mature trees and hedgerow. It is heavily buried with grave markers on the north, west and south sides, including four Commonwealth War Graves. It is anticipated that a majority of the churchyard will be included in the sale, subject to agreement of the Church of England.

ACCOMMODATION

The building has a GIFA of approx. 1,704 sq.ft. (158.3 sq.m.) and is currently arranged as follows:

- Entrance Lobby
- Vestry
- Nave approx. 24'3 x 47'1 max
- Chancel approx. 13'10 x 12'3
- Gallery approx. 11'4 x 24'3

SERVICES

There are currently no mains services connected to the site. There has been an electricity supply connected in the past.

TENURE

The property is offered for sale freehold with full vacant possession on completion.



TOWN & COUNTRY PLANNING

The church was closed for worship in 2014. The vendors are looking to find new owners and a new use for the building to secure its future.

The vendors have applied to East Lindsey District Council for Pre-Application advice, for two sympathetic alternative schemes, for residential conversion. A written response to this was received, dated 11th May 2018 under ref: S/120/00395/18/IC. A copy of the application and response is available via email on request from the Agents. Overall the opinion received is that the new Local Plan Policies could support such a proposal,

however Policy SP16 Inland Flood Risk, dictates that the church should be marketed for business, leisure or commercial uses initially, for a minimum period of 12 months. As a consequence, a claw back provision will be included in any sale at this stage.

Further specific planning enquiries should be addressed to:-

East Lindsey District Council
Planning and Building Control
Tedder Hall, Manby Park,
Louth, Lincs. LN11 8UP
01507 601111
www.e-lindsey.gov.uk

OVERAGE

The vendors shall be entitled to 50% of any uplift in value as a result of the granting of planning permission for residential use, within 20 years of completion of a sale.

RESTRICTIVE COVENANTS

The sale will be subject to restrictive covenants on the future use of the building. They are designed to ensure that the property is only used for approved authorised uses and to protect it from unauthorised uses or demolition.

A standard example set of the Church Commissioner's Covenants are available via email from the Agents. This list can be tailored to the specific requirements of each sale.

VIEWING

On site inspection permitted at any reasonable time. Internal viewing is strictly by appointment through the selling agent:

Colin Low

Old Bank Chambers, Horncastle, LN9 5HY.

T.01507 522222 E. colinlow@robert-bell.org

THESE PARTICULARS WERE PREPARED OCTOBER 2018

These particulars are intended to give a fair description of the property but the details are not guaranteed nor do they form any part of a Contract. Applicants are advised to make appointments to view but the Agent cannot hold themselves responsible for any expenses incurred in inspecting the properties which may have been sold, let or withdrawn.

PROCEDURE

All proposals will be considered by the Diocesan Closed Churches Uses Committee who will in turn make a recommendation to the Church Commissioners on any acceptable proposal. The Church Commissioners have power under the Mission and Pastoral Measure 2011 to prepare and issue a draft Pastoral (Church Buildings Disposal) Scheme authorising the new use and disposal of the property and to free the property from the legal effects of consecration.

Conditional acceptance of an offer will be subject to the making of the Scheme by the Church Commissioners authorising the new use and disposal of the property. The making of the scheme will be conditional upon the granting of planning permission and listed building consent, if required.

The conditional acceptance of an offer will also be subject to approval by the Church Commissioners of detailed plans and specifications of any proposed architectural or structural alterations following consultation with their expert advisers, the Statutory Advisory Committee. The plans should be of a standard equivalent to those required for listed building consent applications and should be forwarded to the Commissioners before or at the same time that any application is made to East Lindsey District Council.

