



Lindale

£50,000

St Pauls Church, Bell Hill, Lindale, Grange-over-Sands, Cumbria, LA11 6LD

Unique opportunity for somebody or perhaps a group to purchase a beautiful Grade II Listed Detached Church dating back to Georgian times. Now in a fairly poor state of repair but some stunning original features remain.

Delightful village location within the LDNP.

Quick Overview

- Detached, former Church
- Beautiful setting
- Charming original features
- Within the LDNP
- Unique opportunity
- Grade II Listed Building
- EPC not required as 'place of worship'

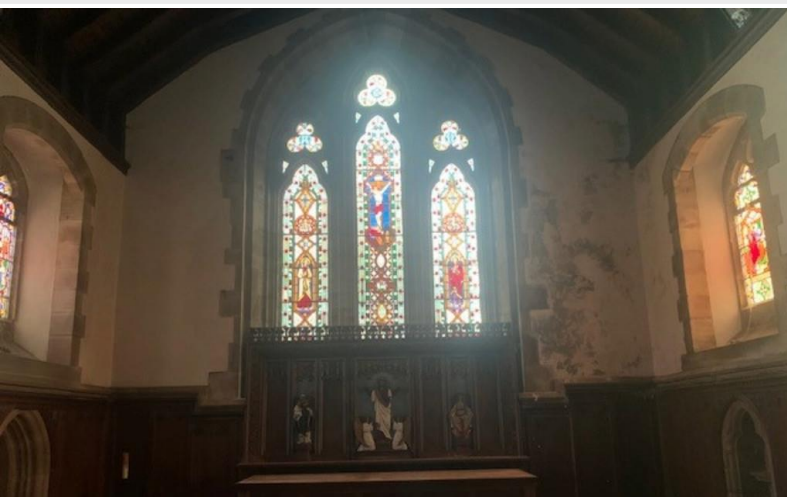


Property Reference: G3002



Description Once the 'beating heart' of the village this beautiful, Grade II listed Lake District Church (built in 1828) is very sadly now closed, in need of repair and a new 'breath of life' breathing into it

This does present a very exciting and unique opportunity for those imaginative buyers looking for a rewarding and unusual project. This historic building boasts a wealth of stunning period features, including beautiful stained glass windows, ornate wooden fretwork (some to be removed) and intricate stonework. There is real potential (subject to relevant consents) that this magnificent and peaceful building could potentially become (with lots of determination and vision) an enviable, charming and unique home. Perhaps some sort of community hub? There are certainly many possibilities. Whatever is decided it is a chance to preserve a very special piece of local history while enhancing its value through thoughtful restoration.



The original main doors are to the side and lead into the main part of the building (where the congregation would have been seated). There are several large stained glass windows either side, beautiful stone work and high, heavily beamed, pitched ceiling. Although now in somewhat of a sorry state in parts it does still feel peaceful, calming and the architecture is very beautiful. Although we expect the organ, altar and font to be removed they currently remain 'in situ'. There is a small 'Kitchen' with sink, WC with wash hand basin and Vestry with external door. Externally there are gated stone steps leading down to the 'Store Room' and a further door around to the side where the 'Boiler Room' can be found.



Externally there maybe an adjacent parking area available which would accommodate 3/4 vehicles.

TBC are 2 small 'parcels' of land that may also be included in the sale.

THE CHURCH HAS BEEN FORMALLY CLOSED FOR REGULAR WORSHIP



Location St Pauls Church occupies a prominent situation in the heart of the popular and friendly Lake District Village of Lindale. Lindale boasts amenities such as Village Hall, Public House and excellent Primary School.

Approximately 10 minutes from the M6 Motorway and roughly 15 minutes from the base of Lake Windermere, Lindale is conveniently situated to venture forth into the rest of the Lake District National Park with Grange-over-Sands only 2 miles away offering rail connections, banking and more extensive shopping and amenities, St Pauls Church is in an ideal location for family and commuting.

From the A590, take the left on Lindale Hill towards Lindale, take the first right opposite to Royal Oak Public House into Windermere Road, then first left into Bell Hill with the church on your left. There is a small parking area here for 3/4 vehicles with an iron pedestrian gate to the right leading down to the church.

Interior (with approximate measurements)

Porch

Main Room 50' 3" x 34' 1" (15.32m x 10.39m)

Alter 25' 7" x 20' 0" (7.8m x 6.1m)

Kitchen 8' 6" x 6' 11" (2.59m x 2.11m)

WC

Vestry/Office 9' 10" x 13' 4" (3m x 4.06m)

Store Room 1

Store Room 2

Services Mains electricity and water. Oil central heating. Shared septic tank drainage.

Tenure Freehold. Vacant possession upon completion. No upper chain.

Notes 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 provisions - 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.

RIGHT OF WAY

A 'right of access' from North to South is to be granted to allow access to the Grave Yards/Cemetery. "The National Park Authority are consulting over proposals to dedicate the paths through the churchyard as public footpaths, which it is anticipated will be approved in December 2024".

Charges Each party to bear their own legal costs.

Material Information We have been advised that there may be bodies interred under the church floor

Council Tax / Business Rates This property is currently exempt from business rates due to it being a place of worship.

Viewings Strictly by appointment with Hackney & Leigh Grange Office.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



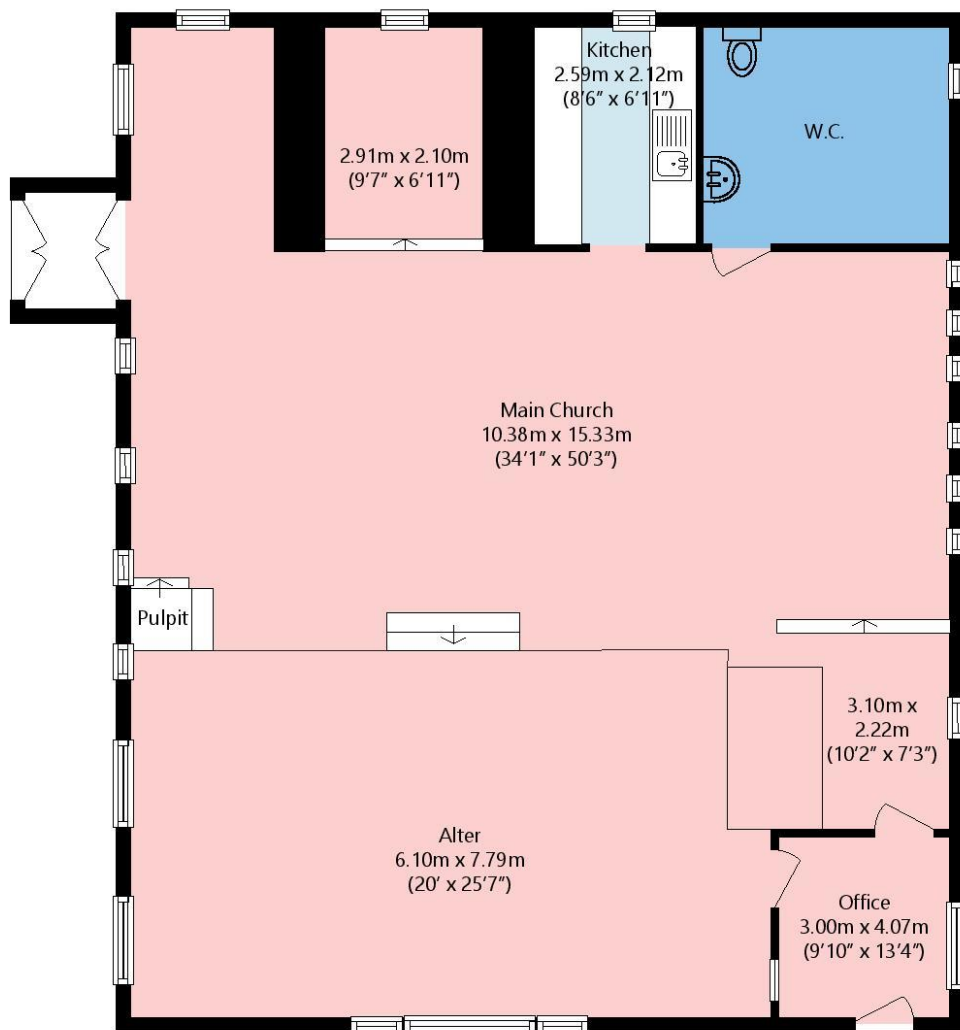
Kitchen



WC



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Total floor area 148.7m² (1,600 sq.ft.) approx.

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 26/11/2024.

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