



St John the Baptist Church, Croglin, Carlisle, CA4 9RZ
Guide Price £75,000 (May not apply to a community use)

PFK

St John the Baptist Church, Croglin

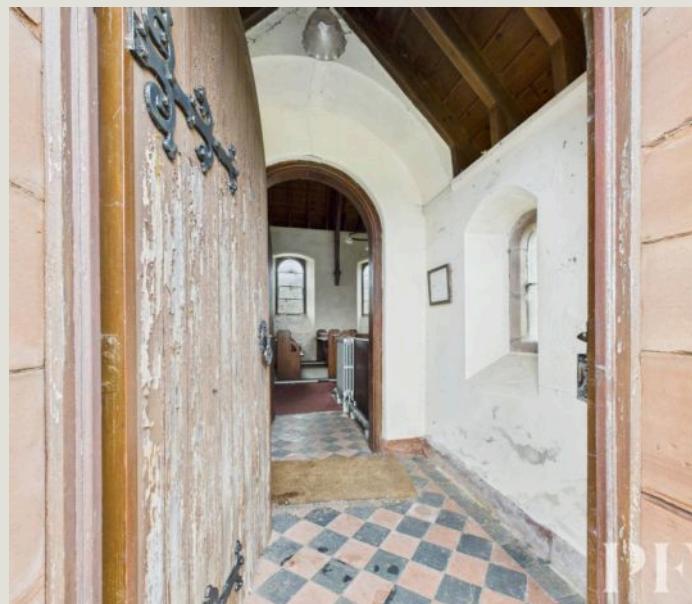
The property:

St John the Baptist Church, ready and waiting for cash buyers to discover the potential of this remarkable Grade II Listed Church, where history meets opportunity.

A church has stood on this site since Norman times with the current structure built in **1878**, designed by J. Hewison of Edinburgh, now awaiting a new chapter, this historic building presents a canvas for those with vision, though any future change of use will necessitate planning permission and a comprehensive renovation program.

This intriguing property is steeped in character and heritage, waiting to be transformed into a cherished home, commercial space or cultural venture. With its peaceful setting and architectural grandeur, this property offers a truly exceptional proposition for those seeking a unique project with endless possibilities.

Please read all the additional information paragraphs.





Croglin, Carlisle

The location:

Croglin is a tranquil and characterful village set in the beautiful Eden Valley, around 14 miles southeast of Carlisle. Nestled at the foot of the Pennine hills, it enjoys a peaceful rural setting with far-reaching views, open countryside, and direct access to walking and outdoor pursuits. The village lies within the Eden Valley area of Westmorland and Furness and is surrounded by stunning natural landscapes, making it ideal for those seeking a quiet, scenic lifestyle. Despite its rural feel, Croglin is within easy reach of Carlisle, Penrith, and key transport links, including the M6 and the West Coast Main Line. This picturesque village offers the charm of traditional Cumbrian life, with rolling fields, winding lanes, a picture perfect setting for those looking to enjoy countryside living with modern convenience close by.

Council Tax band: TBD

Tenure: Freehold

EPC - N/A

Directions

St John the Baptist Church can be located with the postcode CA4 9RZ and identified by a PFK For Sale board. Alternatively by using What3Words: ///consonant.lots.apple



Entrance

Original hardwood door leading into entrance vestibule with dual aspect sandstone windows, quarry tile floor and door into

Nave

With a mix of quarry tile floor to the aisle and floorboards beneath the pews, triple aspect with sandstone windows, step up to;

Chancel

Dual aspect sandstone windows, the one behind the alter being stained glass. Mainly quarry tile / Minton tile floor, with floorboards under the pews, door into;

Vestry

With sandstone window, door to the rear exterior, storage cupboard, sandstone fireplace.

ADDITIONAL INFORMATION

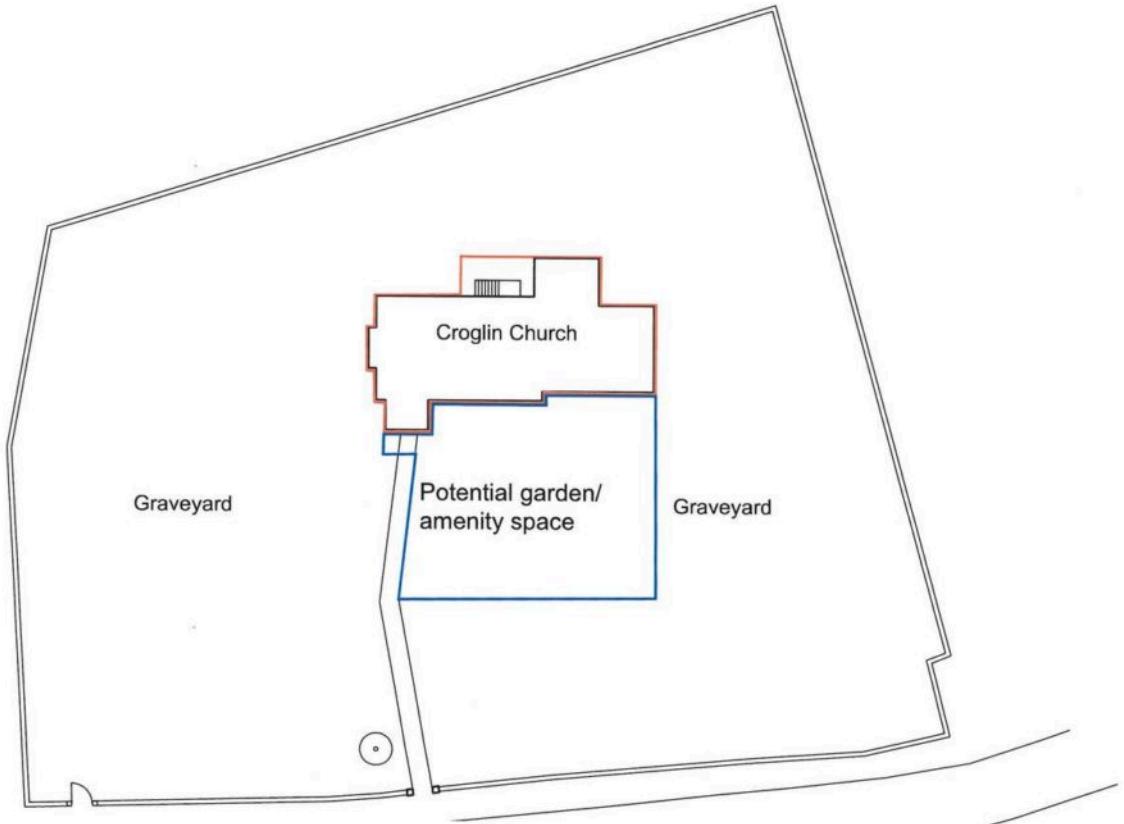
Restrictive Covenants

Restrictive Covenants and Pastoral (Church Buildings Disposal) Scheme. Restrictive covenants will be included in the transfer 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 a 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.

Grade II Listed Building

The building is Grade II Listed. Number:1144838 on the Historic England website.





Externally

There is a provisional area of possible garden/amenity space for inclusion in the sale, this plan indicates a provisional area of possible garden/amenity space for inclusion in the sale.

There are burials and memorials in the area being sold and there is no intention that they would be moved, protection of burials and memorials will be written into the transfer conditions. The churchyard contains some medieval memorials as well as grave markers from the late 18th Century. We understand that there is limited burial capacity in the churchyard, in the area behind the church, which is not included in the proposed provisional garden space.

Parking - On street

Services

Mains electricity. Mains water. Electric boiler and wet heating (unused and untested since at least 2012). There is no foul drainage from the Church, however the village of Croglin does have mains drainage, and a purchaser should investigate connecting to this. Rights can be granted to run services under the churchyard path. Please note: the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Land Registry Title

The property is not registered and the purchaser would need to register it after the sale completes.



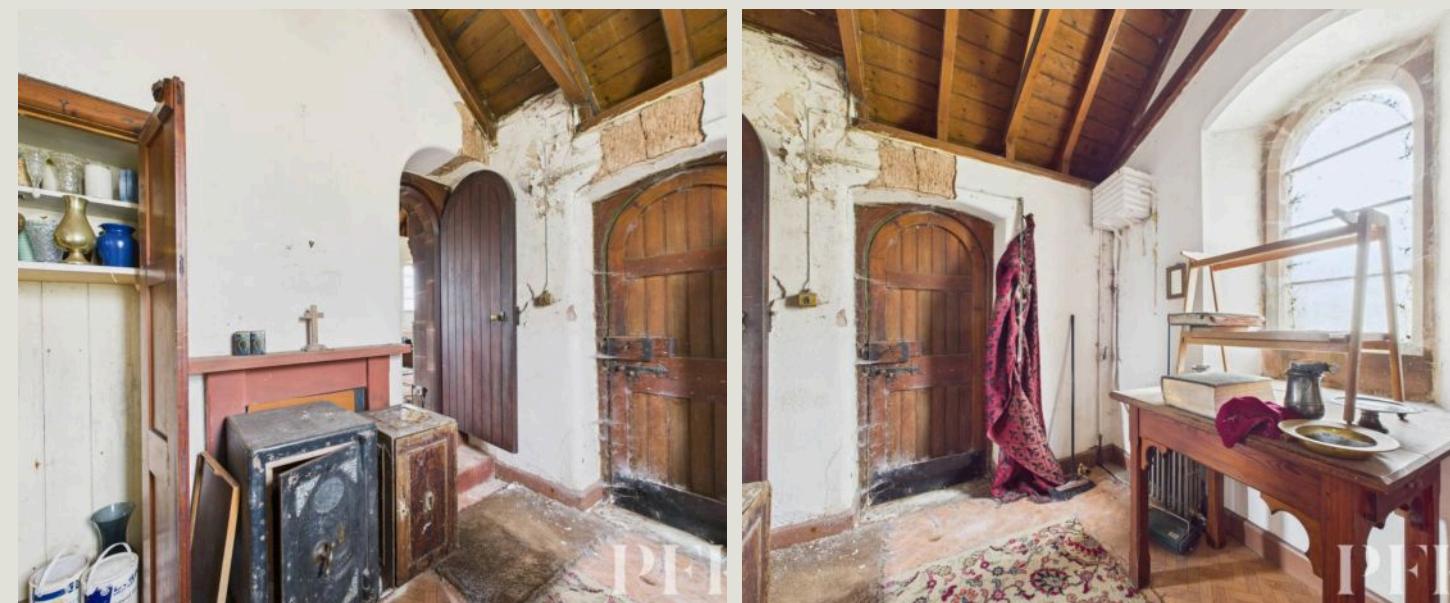
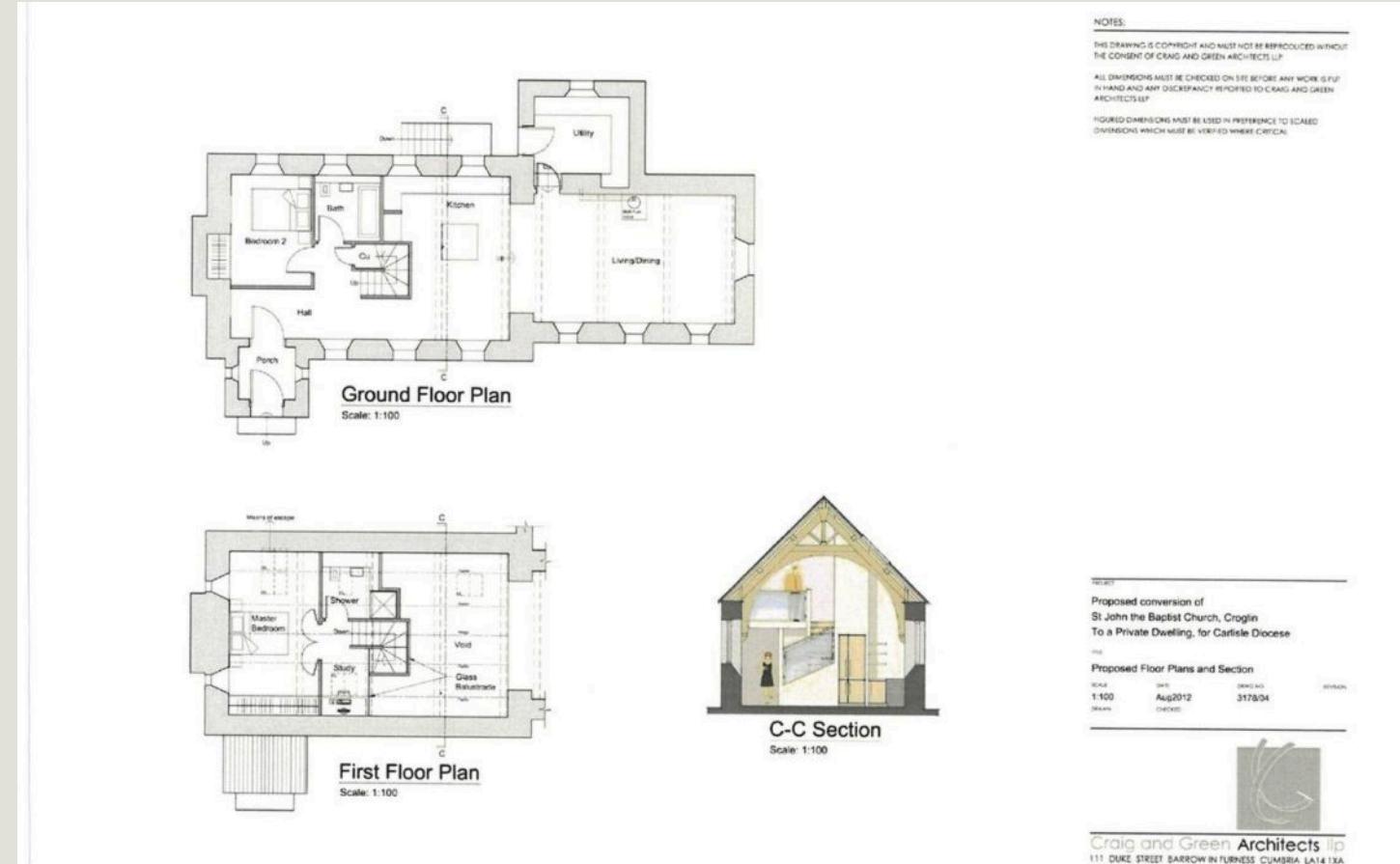
Potential Residential Conversion

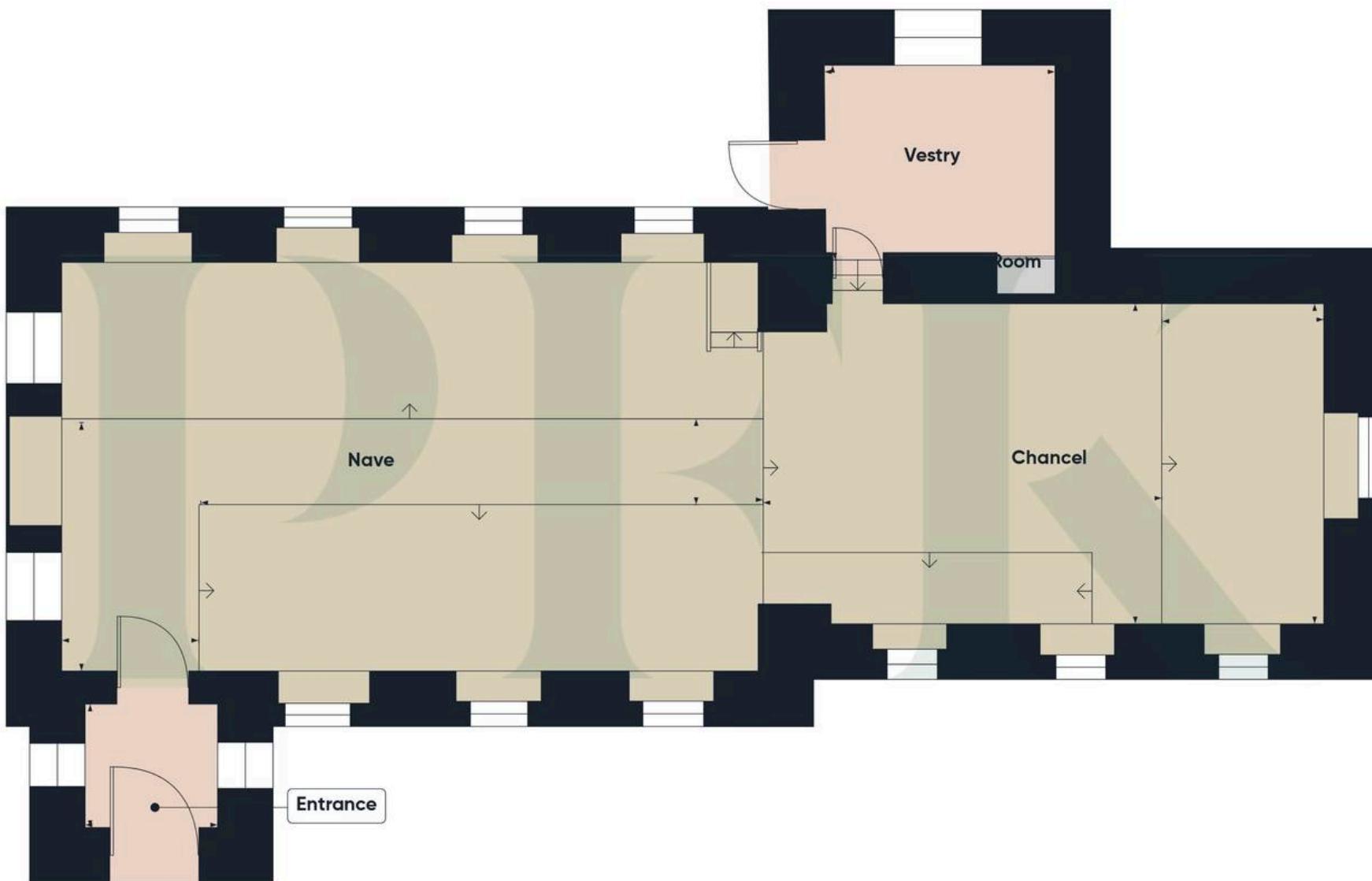
Previously, pre-application advice from the local planning authority has indicated that a scheme for conversion to a single residential dwelling would be supported by Eden District Council (now W&F). The plans included on this brochure are for illustrative purposes only and indicate how residential accommodation might be provided within the building. However, other suitable uses would also be considered by the vendors. Completion of the sale of the property would be subject to the grant of planning permission and listed building consent, with the latter requiring the submission of a statement of heritage significance.

Referral & Other Payments

PK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PK will receive a referral fee :

Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





Approximate total area⁽¹⁾

1016 ft²

94.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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