



Holme St Cuthberts Church Hall

Mawbray, Maryport CA15 6QZ

The property comprises a timber framed building with corrugated iron cladding set on a site extending to 532m² with roadside vehicular access.
Subject to Use Class F for local Community Use.

Guide Price £50,000



Location

The property is located 1.5 miles East of Mawbray. Maryport is 9.3 miles to the South East, Wigton is 12 miles to the East and Carlisle is 23 miles to the East.

Directions

From Carlisle take the A595 heading West and then at Thursby Roundabout take the third exit onto the A596. Continue for 13.6 miles then turn right signposted Langrigg/Westnewton/Allonby. At the next T junction turn right and continue for 2.3 miles then turn left just after the entrance to North Lakes Country Park. At the next T junction turn left, then turn left after 0.8 miles and the property is on your right-hand side.

From Maryport take the A596 heading North turn left onto the B5300 signposted Silloth/Allonby. Continue for 7 miles then turn right signposted Tarns/Pelutho/Abbeytown then turn right again. Continue for 1.6 miles then turn right after passing Holme St Cuthberts School and the property is on your right-hand side.

What3Words: magnetic.enlighten.sour

Description

A Church Hall subject to Use Class F for local community uses, of timber construction with corrugated iron cladding, the building is set on brick plinths. Windows are timber single glazed units with the exception of those within the newest extension for the Kitchen area and these are uPVC double glazed. Floors are timber and there is also timber panelling to the walls throughout with the exception of the kitchen. The building is approximately 185m² externally.



The property is set within a site extending to 532m² which is laid to grass. Boundaries are a mixture of hedgerows or post and wire fences. Access is gained from the road via two metal gates.

Accommodation

Entrance Hall

2.85m x 1.20m. Timber door to front elevation, ceiling light fitting.

Main Hall

14.30m x 7.15m. Windows to both side elevations, fluorescent light fittings, wall mounted electric heaters, timber fire exit doors to side elevation, stage area.

Store Room

2.90m x 2.90m. Window to front elevation, wash hand basin, ceiling light fitting.

Ladies WC

WC, window to front elevation, wall light fitting.

Store Room

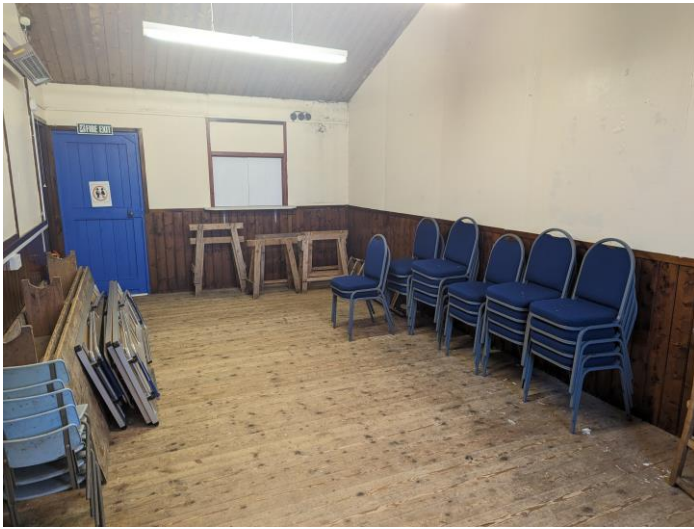
2.90m x 2.90m. Window to front elevation, wash hand basin, ceiling light fitting, electric meter and fuseboard.

Gents WC

WC, window to front elevation, wall light fitting, timber external door.

Rear Room

3.70m x 7.13m. Window to side elevation, wall mounted electric heater, fluorescent light fitting.



Kitchen

3.10m x 3.35m. Fitted base and wall units, worktops, single drainer stainless steel sink unit, space for refrigerator, uPVC double glazed external door, serving hatch to Rear Room.

Services

The property benefits from mains water and electricity. Drainage is to a septic tank located within the site.

Please note no formal investigation has been carried out as to the operation of the septic tank, this may not meet the current General Binding Rules 2020 and the property is being sold on this basis.

Tenure

The property is offered for sale Freehold with Vacant Possession being given on completion.

Overage

The property is sold subject to an overage in the event that a change of use of the Church Hall is secured, for any purpose then 100% of the value attributable will be payable in favour of the vendor. The overage period is 50 years from date of purchase.

Viewings

All viewings are strictly by appointment through H&H Land & Estates. Tel 01228 406260.

Method of Sale

The property is to be offered for sale as a whole Private Treaty.



The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

IMPORTANT NOTICE

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
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- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

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

Particulars prepared: January 2023

