

SILLOTH
FORMER ST ANDREWS CHURCH
SOLWAY STREET CA7 4EG
FOR SALE

**** REDEVELOPMENT OPPORTUNITY ****

**** NO VAT PAYABLE ****

**** PROMINENT LOCATION IN POPULAR HOLIDAY TOWN ****



SALE PRICE
£250,000

FREEHOLD WITH VACANT POSSESSION

LOCATION

Silloth is a popular seaside town on the shores of the Solway Firth. The main road access is by the B5032, via the A596 which connects the towns of Wigton, Maryport and Workington in West Cumbria to Carlisle and the M6 motorway. The town is a popular seaside town and attracts good levels of visitors annually for holidays and weekends away.

St Andrews Church is located on Solway Street, between Waver Street and Caldew Street. The surrounding area is largely made up of residential dwellings, holiday homes and properties. Silloth Green sits approximately 100m away.

For indication purposes only, the location of the subject property is shown circled red overleaf, and boundaries are outlined red on the title plan from Land Registry.

DESCRIPTION

The property is a substantial detached single storey building of traditional brick construction, with rendering in part, set under pitched slated roofs. The property includes a mix of timber framed window units to the front elevation with UPVC double glazed window units to the rear. Internally, the ground floor layout comprises two main church hall areas which are interconnecting and have numerous individual accesses. WCs, a kitchen and stores are also provided, as well as a small boiler house located within a basement.

The property lends itself to a variety of commercial and residential uses, subject to planning. Outline residential schemes are shown overleaf. Converting the existing buildings and demolishing and producing a new scheme are possibilities. The building is not listed or within a conservation area.

ACCOMMODATION/AREAS

Gross Internal Area	312.75 sq m	(3,366 sq ft)
Site Area	0.27 Acres	

SERVICES

We understand mains water, gas, electricity and drainage are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been ordered and will be made available shortly.

RATEABLE VALUE

Not applicable - The subject property is a place of worship, therefore exempt from rates.

SALE PRICE

£250,000 - for the sale of the freehold interest with vacant possession.

COSTS

Each party will be responsible for their own costs incurred in connection with any transaction.

VAT

The property is not VAT registered, there VAT will not be payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information please contact: -

Ben Blain
Tel: 01228 635002
Email: bblain@carigietcowen.co.uk

Amelia Harrison
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Details Prepared:

January 2025

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that:

1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer of contract:

2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended 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:

3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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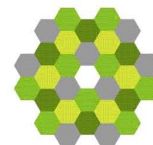
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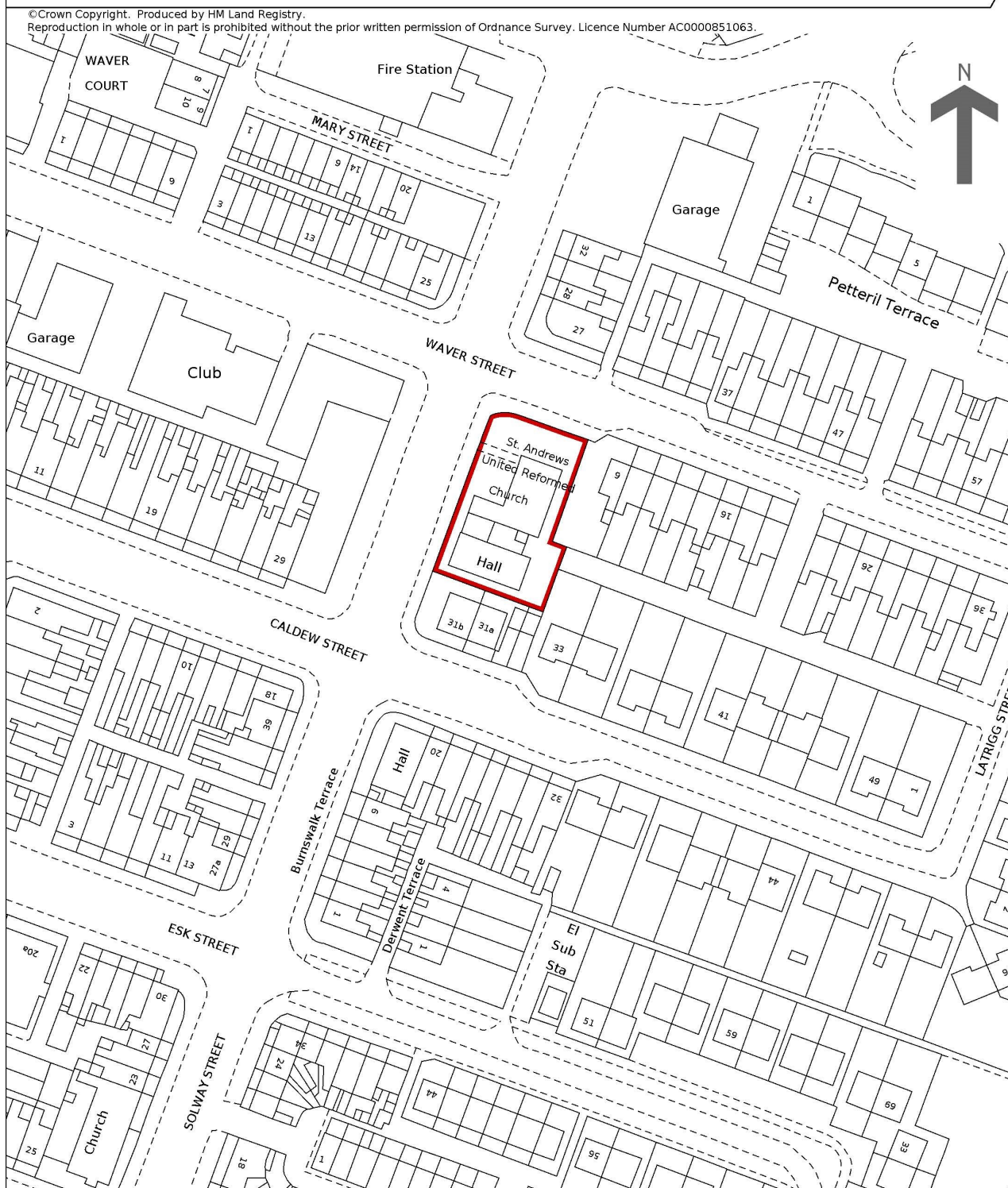
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HM Land Registry Current title plan

Title number **CU224169**
Ordnance Survey map reference **NY1153NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cumberland**



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INDICATIVE SITE LAYOUT PLANS





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