

## FORMER CHURCH FOR SALE FREEHOLD

Former Methodist Church  
Back Goad Street  
Swarthmoor, nr Ulverston  
Cumbria  
LA12 0JA



**SUITABLE FOR ASSEMBLY, EDUCATIONAL USE, CONVERSION OR  
ALTERNATIVE USES, SUBJECT TO ANY CONSENTS BEING  
RECEIVED**

Swarthmoor is a village in south Cumbria, situated just outside the market town of Ulverston, on the fringe of the Lake District National Park. Ulverston has a resident population of approximately 15,000 but draws on a much wider catchment incorporating surrounding areas, and is famed for its festivals, and being a market town with a range of independent traders. Significant local employers include Siemens, Oxley Developments and BAE Systems.



### Location

The property is situated in a predominantly residential area, just off Goad Street, but close to open countryside, and within a short distance of Ulverston and the A590. There is no on-site car parking, and access is via roads leading from Goad Street and Park Road.

### Description

The property comprises a former Methodist Church, dating back to the late 19<sup>th</sup> Century (with a datestone of 1864), The building is of typical single storey construction beneath a pitched slate/tile covered roof, and with a main entrance via a porch leading from Back Goad Street, and an additional side entrance. There is a main assembly area/former church, with a canteen/kitchen to the rear, and WC facilities adjacent to the side entrance. The property would be suitable for continued meeting room/assembly use, or potentially for leisure uses, storage, or conversion to offices or residential, subject to any consents being received.

### Accommodation

The property offers the following accommodation:-

Gross Internal Area (approx.)	<b>69.68 sq m</b>	<b>(750 sq ft)</b>
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### Terms

The property is available freehold, with vacant possession on completion.

### Price

Offers in the region of £70,000 for the freehold with vacant possession.

### Rating Assessment

Not assessed for business rates.

### Energy Performance Certificate

An EPC has been commissioned and will be made available.

### Planning

No planning application for change of use has been applied for, and potential purchasers should make their own enquiries of Westmorland & Furness Council. We understand that the existing use for the property is Class F1 (learning and non-residential institution), being the former Class D1. Our clients are ideally seeking offers on an unconditional basis.

### Services

We are advised that mains water, mains drainage and mains electricity are connected to the property, but no testing of services has been undertaken.

### Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new transaction.

### VAT

All prices, outgoings and rentals are quoted net of VAT which may be chargeable at the prevailing rate.

### Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Ben Adams dealing), admin@peill.com for viewings.

### Anti-money laundering

**In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.**

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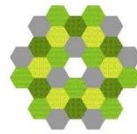
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# HM Land Registry Current title plan

Title number **CU195238**  
Ordnance Survey map reference **SD2777SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Westmorland and Furness**



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