



Tewitfield Methodist Church, Kirkgate Lane, Carnforth
Offers over £75,000

Vickers
& Barrass

— Est. 1973 —

Land and Estate Agents

Tewitfield Methodist Church

Vickers & Barrass are pleased to offer for sale a former Methodist Church with congregation hall and lower basement room. Externally the property benefits from a walled garden laid to lawn. The property would suit a range of uses subject to the correct planning consent from the local authority.

LOCATION

Tewitfield is a small hamlet located close to the peaceful village of Borwick on the borders of the Lake District and Yorkshire National Parks. The traditional market town of Carnforth is located nearby offering a wide range of educational, leisure and shopping facilities including a wide range of independent shops, a bank and a Tesco Superstore. The proximity to the coast and lakes makes it an ideal location for outdoor pursuits such as walking and cycling.

DISTANCES (approximate)

Carnforth - 3 miles
Morecambe Bay - 8.5 miles
Lancaster - 10 miles
Kirby Lonsdale - 11 miles
Kendal - 14 miles
Windermere - 21 miles
Preston - 30 miles
Barrow-in-Furness - 38 miles
Penrith- 44 miles
Carlisle - 59 miles

GROUND FLOOR

Entrance Lobby
2.32m x 1.66m

Congregation Hall
10.38m x 6.76m

LOWER GROUND FLOOR

Cloak Room
2.35m x 1.69m
W.c. And hand wash basin.

Store/Passage Way
6.83m x 0.89m

Kitchen
3.38m x 1.45m

Room One
4.88m x 3.38m

Room Two
6.12m x 4.21m

EXTERNAL

Garden
Spacious fully enclosed side garden with walkway and lawn.

TENURE

Following an internet search <https://search-property-information.service.gov.uk/> the property is registered Freehold under Title Number LAN109184 and is sold with vacant possession.

RATING ASSESSMENT

The property is presently assessed for business rates. The Valuation Office Agency website www.voa.gov.uk shows a rateable value effective 1st April 2017 of £3,000. The unit area is stated to be 232.65m². The use is described as hall and premises. The property may qualify for Small Business Rates Relief.

LOCAL AUTHORITY

Lancashire County Council
Website: www.lancashire.gov.uk

SERVICES

The property is served by mains electricity which will require upgrading. The purchaser will be required to install a new mains water supply and a septic tank following completion of sale.

ACCEPTANCE

The vendor reserves the right not to accept any offer or the highest offer.

COSTS

Each party is to bear their own costs.

VIEWING

Viewing is strictly by appointment only by contacting Vickers & Barrass, Darlington office.

WHAT 3 WORDS

Every three meter square of the world has been given a unique combination of three words. Visit what3words.com or download the free App which is available for iOS and Android smartphones and use the unique sequence of words below to accurately pinpoint this property.

[///tiger.finally.household](https://www.what3words.com/@@@tiger.finally.household)

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

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. The property is sold subject to reserve(s).

Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer. The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

NOTES

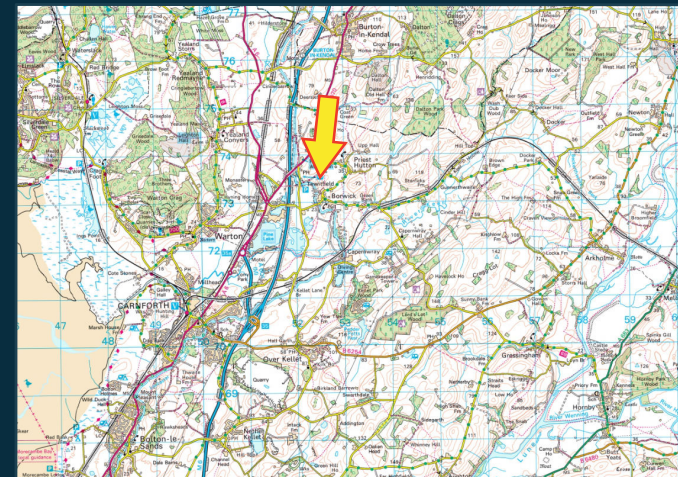
Particulars prepared - November 2022

Photographs taken - November 2022

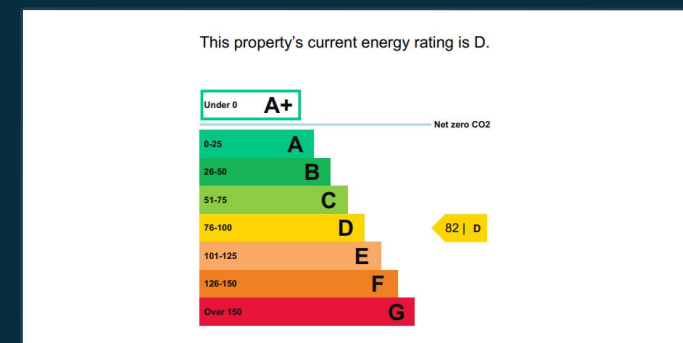




LOCATION PLAN



ENERGY PERFORMANCE CERTIFICATE



Vickers and Barrass Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties 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. No person in the employment of Vickers and Barrass Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

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Est. 1973

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