

POTENTIAL DEVELOPMENT OPPORTUNITY



MILNTHORPE METHODIST CHURCH Beetham Road, Milnthorpe, Cumbria, LA7 7QL

FOR SALE BY INFORMAL TENDER

Tender Closing Date: 12 Noon on Friday 9th May 2025

Guide Price: £150,000 Region

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

Comprising a substantial stone built detached Methodist church under a tiled roof being predominantly single storey but with a small first floor balcony area and basement cellar (*built 1904 and last used as a community hub in 2024*) potentially offering itself as a wonderful development opportunity subject to the purchaser obtaining all necessary change of use/planning approvals etc. at the purchasers' own expense.

Being conveniently located fronting Beetham Road, inside the Milnthorpe Conservation Area, close to the village centre circa 7 miles South of Kendal town.

Utilities: Mains water, electricity and drainage connected. Mains gas not connected but available subject to application.

Tenure: Freehold with vacant possession upon completion.

Solicitors: Sinton's LLP, The Cube, Barrack Road, Newcastle upon Tyne, NE3 6DB. Tel: 0191 226 7878.

Local Planning Authority: Westmorland & Furness Council, Town Hall, Duke Street, Barrow In Furness, Cumbria, LA14 2LD. Tel: 0300 373 3300.

Network / Broadband: Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

Overall Ground Floor measured internally 2380 square feet approx. (221 m² approx.).
Site frontage 62' approx. (18.9m approx.). Site Average Depth 77'6 approx. (23.6m approx.).
Overall Site Area 4805 square feet approx. (446 m² approx.)



N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

INFORMAL TENDER FORM (Subject To Contract)

**For the Sale of Milnthorpe Methodist Church,
Beetham Road, Milnthorpe, Cumbria, LA7 7QL.**

All tenders to be received at the office of Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF on or before 12 Noon on Friday 9th May 2025 in a sealed envelope marked in the top left hand corner with reference: **“Milnthorpe Methodist Church”**

FROM:

Name:

Address:

.....
.....

Telephone: Home: **Mobile:**

Business:

E-Mail:

SOLICITORS:

Contact:

Company:

Address:

Telephone:

PRICE OFFERED: £.....

(amount in words)

- | | |
|--|----------|
| Is this a completely unconditional cash offer ? (i.e. not dependant on any planning, survey or finance) | YES / NO |
| Is your offer conditional on formal prior planning approval for change of use of the building ? | YES / NO |
| Is this offer conditional on a mortgage or any other form of finance? (if yes , please enclose details) | YES / NO |
| Is your offer subject to the sale of another property? | YES / NO |

Signed: **Date:**

Please Note:

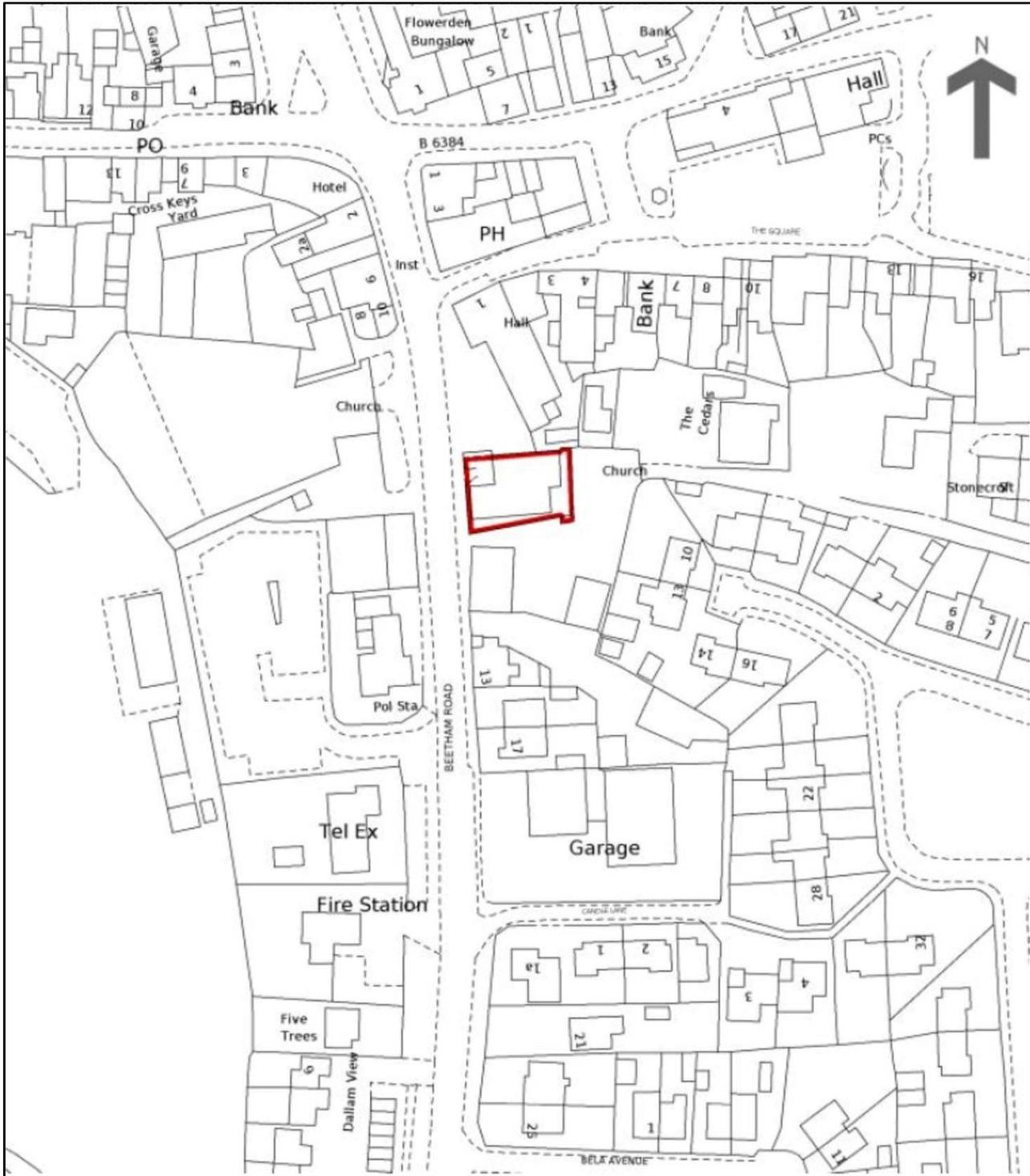
- Offers should be made on this form only; any offers sent by email will NOT be considered.**
- Please understand that although it is likely that the highest unconditional offer will be accepted, the vendors do reserve the right not to accept the highest offer or indeed any offer made.
- The vendor is seeking to exchange contracts within fourteen working days after the successful bidder’s solicitor receives contract documentation from the vendors solicitors (with completion by mutual agreement thereafter).
- Purchasers should be aware that a 10% deposit will be payable upon exchange of contracts.
- Should the successful bidder not perform in accordance with the agreed time scales we reserve the right to deal elsewhere.
- It is anticipated that the successful bidder will be notified by telephone on Monday 12th May 2025. Letters will be sent out to the unsuccessful bidders on the same day.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations the successful purchaser will need to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.)

Please Note: we will need to conduct a search via "Experian" to verify information provided however, the Experian search will NOT involve a credit search.

**In the event of any queries, please contact: Edward Metcalfe. Telephone: 015242 61444.
Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF**

Copy Title Plan



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E: sawley@rtturner.co.uk

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BENTHAM LA2 7HF
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MISREPRESENTATION ACT 1967:

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