



St Columba's Church Church Lane Barrow-In-Furness LA14 3AD

Offers In The Region Of £630,000

A unique freehold investment and development opportunity comprising a church building, two semi-detached residential properties, and an adjoining plot of land. The property offers a range of potential uses, subject to the necessary planning permissions, making it ideal for investors, developers, community organisations, or owner-occupiers seeking a versatile site with long-term potential. Vacant possession, early completion.

ST COLUMBUS CHURCH

A superb detached and substantial church - of red brick and tiled roof.

Within a most popular residential area, and offering versatility - subject to planning permission.

Well presented with reception hall, central church (open plan), meeting rooms, kitchen, toilets and ancillary rooms.

Viewings (accompanied) are essential and recommended.

Freehold, early completion and vacant possession.

Entrance Porch

With UPVC double glazed windows, quarry tiled floors. Twin timber doors.

Reception Hall Area

18'0" x 45'11"

With UPVC opaque double glazed windows to the front and side. Suspended ceiling with recessed lights, radiator, power points, smoke alarm. Twin doors into the church. Access at the side to the stairs and the kitchen.

Church

65'7" x 45'11"

Space for the alter. Eight arched UPVC double glazed windows to each side elevation. Further windows to the rear and front. Of impressive and vaulted, with upright 'A' supports. Tiled flooring. Radiators. Numerous wall lights. Power points.

Meeting Room

27'10" x 14'1"

With cathedral skylight, side windows, radiator, electric power points, lighting, internal door to dresser room.

Dresser Room

9'10" x 10'9"

With side windows, light and power.

Kitchenette

11'1" x 6'10"

With external UPVC double glazed window, base unit and sink. Walk in cupboard. External UPVC door.

Walk In Room

With external UPVC double glazed window. Rear store room with external upvc door.

Kitchen

6'6" x 9'6"

Fitted base units and work surfaces, stainless steel sink, water heater. Door to cloaks with extractor fan, vanity basin and wc.

Store

10'5" x 7'10"

With built in cupboard, electric power points and lights. External UPVC door.

Mezzanine

45'11" x 18'0"

Electric power points. Overlooks central church area.

External

To the front is an open forecourt with two raised garden bed areas, paving with pedestrian access (with ramp) to the front doors. Wrought iron gates to each side elevation for access front/rear.



13 MARGATE STREET

A deceptive, well proportioned and versatile semi detached house. Nicely presented with modern fitments, gas central heating and UPVC double glazing. JOINED SERVICES WITH 13A MARGATE ST.

Reception One

18'4" x 11'9"

Reception Two

12'9" x 10'9"

Reception Three

10'9" x 7'10"

Reception Four

6'6" x 6'10"

Kitchen

10'9" x 14'9"

Ground Floor Shower Room

5'10" x 4'11"

Bedroom One

10'9" x 12'9"

Bedroom Two

14'9" x 8'2"

Shower Room

7'2" x 5'10"

13A MARGATE STREET

A well presented family sized semi detached. Benefits from garden to front and generous off road parking, with an enclosed yard to rear. Modern fitments, gas central heating and double glazing. JOINED SERVICES WITH 13 MARGATE ST.

Reception One

12'9" x 12'5"

Reception Two

10'9" x 7'10"

Kitchen

10'9" x 10'5"

Bedroom One

11'5" x 9'10"

Bedroom Two

10'9" x 9'10"

Bedroom Three

7'2" x 8'6"

Bathroom

5'6" x 7'6"

PLOT OF LAND

This is a versatile and useful parcel of land, established with paved areas and of patio style, lawned gardens. open to the rear of the church, with open mesh fence to the school playground and sports field. Access to this area of land can be from the church or from both 13 and 13a Margate street. Approx 20mx24m. It is envisioned that this plot of land will offer significant value to the freehold church and/or 13 and 13a Margate St.











Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
1-34			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
10-45	A		
46-73	B		
74-100	C		
101-120	D		
121-140	E		
141-160	F		
161-200	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			