



St Paul's Church, Main Street, Witton Park, DL14 0DX
Guide Price £150,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

An exciting and rare opportunity to purchase a stone built under slate roof closed church which has full planning permission for conversion to a four bedroom dwelling with a proposed GIA of 317m². The church is set in its own grounds with off road parking for two cars.

- Stone built Church with planning permission
- Permission for conversion to a four bedroom detached dwelling
 - Spacious grounds
 - Off road parking
- Early viewing recommended

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

www.vickersandbarrass.co.uk

LOCATION

St Paul's Church is located on Main Street in Witton Park. Witton Park is situated approximately 2 miles to the west of Bishop Auckland, 12 miles south west of Durham and 14 miles north west of Darlington.

Bishop Auckland has a number of supermarkets, shops, a hospital and restaurants.

The A68 is 5 minutes to the south and the A167 and A1(M) 20-25 minutes to east. Durham and Newcastle have east coast main line train stations with direct links to Edinburgh and London. There are international airports at Teesside and Newcastle.

DIRECTIONS

Head north off the A68 onto the B6282 and turn left towards Pheonix Row, turn right onto Sloshes Lane which leads into Witton Park. Turn left onto Main Street.

What3words: fizzle.offstage.something

DESCRIPTION

An exciting and rare opportunity to acquire a stone built closed church which has full planning permission for conversion to a detached two storey four bedroom dwelling. The church is a beautiful building set in its own grounds with a garden surrounding the building and a stone boundary wall. The churchyard does not contain any graves or burials. Plans have been approved for conversion into a four bedroom dwelling with an off road parking area for two cars. Internally the building is extremely spacious and retains many original features, with the planning consent providing a large open plan living area to the west end with the bedrooms over two floors to the east end.

Details of the planning information can be found on Durham County Councils Planning Portal, reference DM/22/02035/FPA or obtained from the selling agent. Planning permission was granted on 15th December 2022 and is valid for three years.

The property is being marketed on behalf of the Diocese of Durham and the Church Commissioners for England (charity registration number 1140097). The Diocese shall review and present proposed offers to the Church Commissioners who will act as the vendor.

SERVICES

The property is served by mains electricity, mains water, mains gas and soakaway drainage systems.

COVENANTS

The property is to be sold subject to the Church Commissioners covenants which will be discussed with the purchaser, they will include control over future use and alterations.

The covenants can be obtained from the selling agent.

DESIGNATIONS

The church does not fall within any designations and it is not listed.

The trees surrounding the church have Tree Preservation Orders.

TENURE

We are informed by the current vendors that the property is held freehold.

The church is registered under title number DU383118 and the grounds under title number DU383119.

MATERIAL INFORMATION

It is understood there is standard broadband available and limited mobile phone signal.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

METHOD OF OFFERING

Any prospective purchasers are invited to submit an expression of interest providing the following information:

- o Proposed use
- o Condition(s) the offer is subject to
- o Specific items they would like to be included or excluded with the building
- o Proposed offer
- o Evidence of financial positions for both the purchase and restoration / conversion of the building

The vendor will determine which if any offers are taken further. The vendor may also seek assurance through a business plan or other information as to the initial long term viability of these proposals. The church commissioners will sanction the disposal and in doing so must undertake certain legal processes under the provisions of the Mission and Pastoral Measure 2011, including a statutory period of public consultation, before completing the sale of the property.

On acceptance of an offer a schedule of fixtures and fittings which are included within the sale will be agreed. The vendor reserves the right to remove any fixtures, fittings and stained glass in advance of the agreement in the schedule and thereafter anything which is not in the schedule can be removed without notice in advance of the sale.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

VIEWINGS

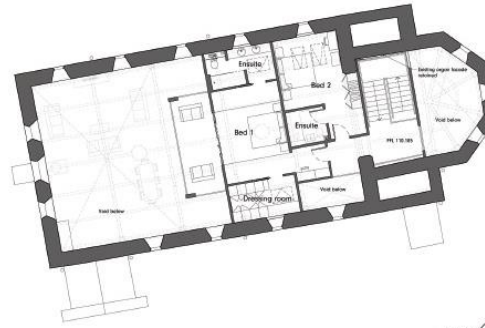
The building can be viewed externally during daylight hours with a set of particulars. Internal viewings are by appointment only which can be arranged by contacting Vickers & Barrass Darlington office on 01325 728084.

LOCAL AUTHORITY

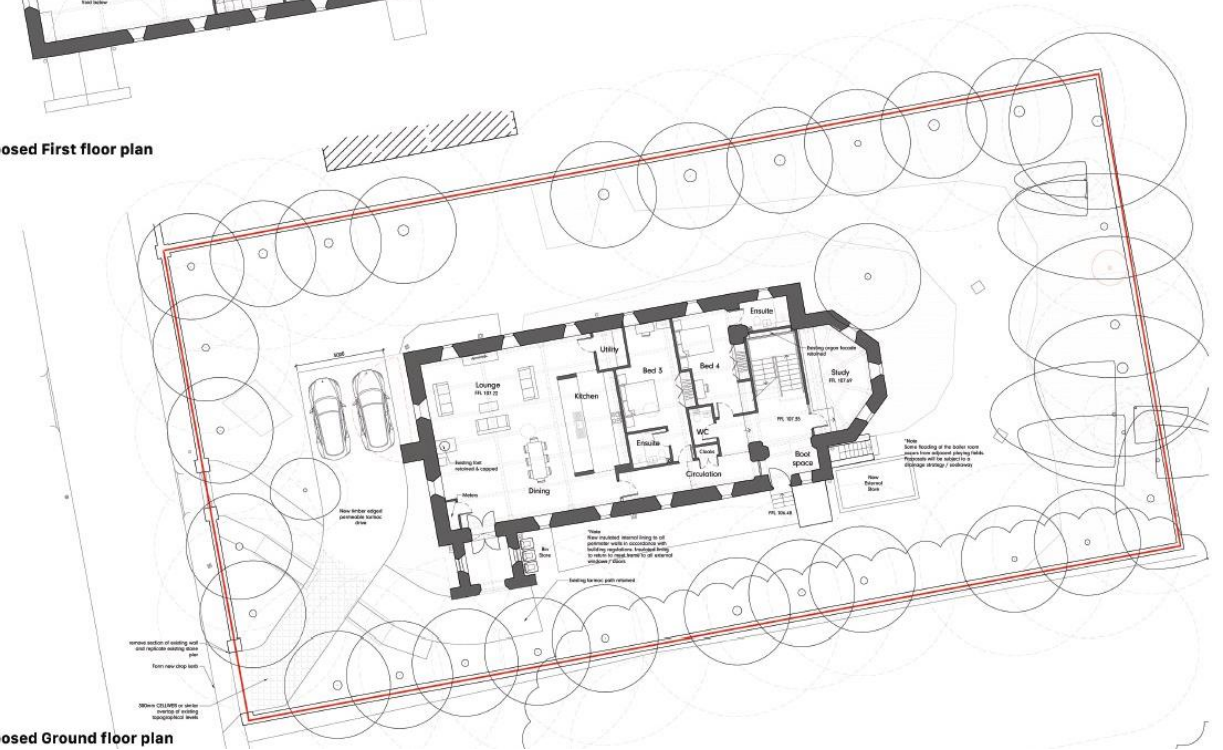
Durham County Council www.durham.gov.uk
03000 26 0000

NOTES

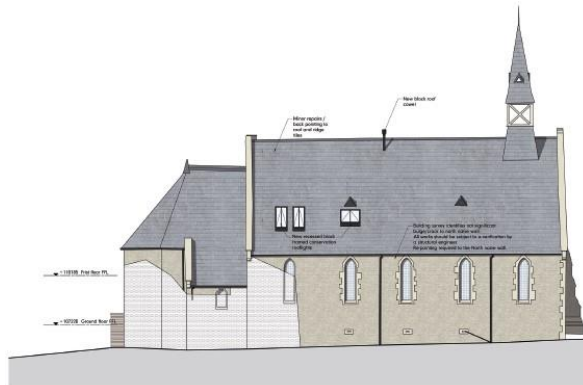
Particulars prepared – April 2023
Photographs taken – April 2023



Proposed First floor plan
1:100



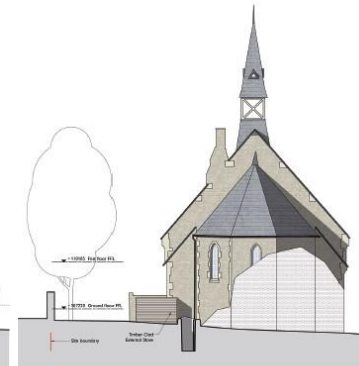
Proposed Ground floor plan



Proposed North facing Elevation



Proposed South facing Elevation

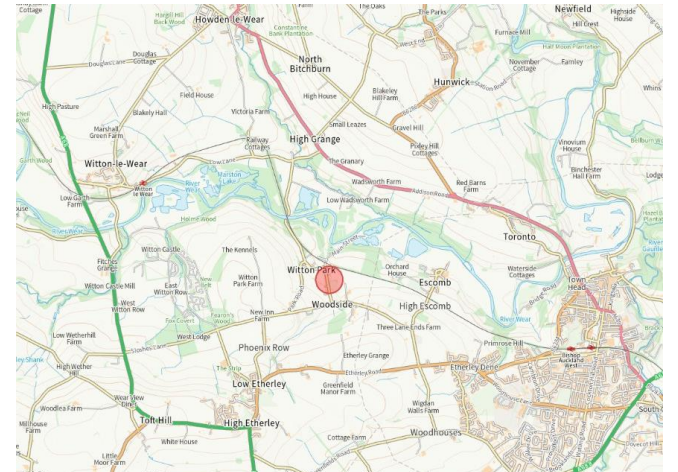


Proposed East facing Elevation



Proposed West facing Elevation





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tow Law Office
 16/17 Castle Bank
 Tow Law, Bishop Auckland
 DL13 4AE
 T: 01388 730095
 E: info@vickersandbarrass.co.uk

Darlington Office
 Humbleton Park
 West Auckland Road, Darlington
 DL2 2YH
 T: 01325 728 084
 E: darlington@vickersandbarrass.co.uk

www.vickersandbarrass.co.uk



rightmove ZOOPLA OnTheMarket ONE DOME

**Vickers
 & Barrass**
 — Est. 1973 —
 Land and Estate Agents