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**FOR
SALE**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

DEVELOPMENT OPPORTUNITY (S.T.P)

0.704 hectares (1.74 acres)

216 m² (2,325 ft²)

**Our Lady Immaculate
Church & Land
Station Road
off Lancaster Road (A683)
Caton
Lancaster
LA2 9QL**

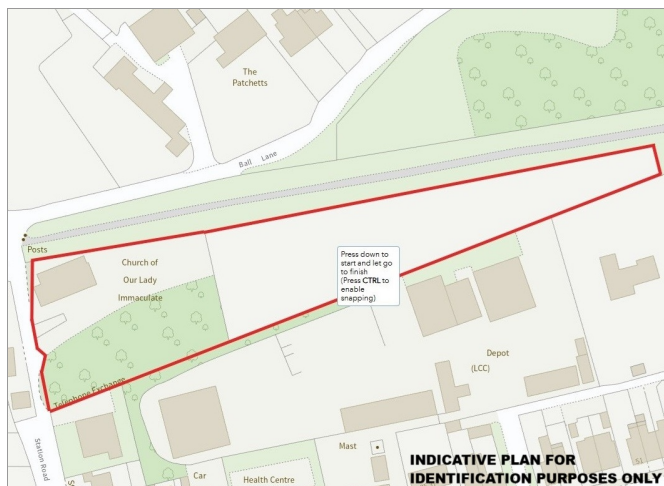
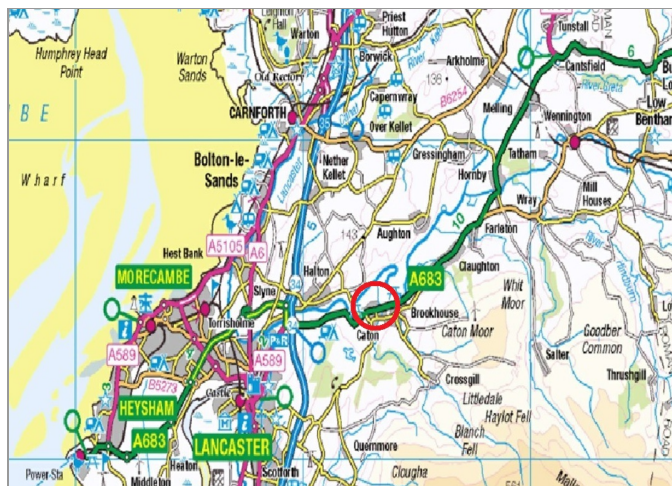
- Rare opportunity in popular village
- Highly accessible being located close to the A683 circa 2 miles from the M6
- Caton offers an excellent range of amenities
- Picturesque semi rural open aspect to the rear
- Potential for a range of uses S.T.P.

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Location

Our Lady Immaculate Church is situated on Station Road, just off Lancaster Road (A683), within the village of Caton, approximately 4 miles east of Lancaster city centre. The property lies in the Lune Valley, forming part of the parish of Caton-with-Littledale, and benefits from a semi-rural setting with good access to both village amenities and the wider road network.

The church occupies a position close to the junction with Lancaster Road, providing convenient vehicular access. Caton itself offers a range of local facilities including shops, primary school, medical practice, and public houses. The nearby A683 affords direct routes into Lancaster and links with the M6 motorway at Junction 34, approximately 2 miles to the west, ensuring connectivity with the wider region.

The surrounding area is characterised by a mix of residential housing, community uses and open countryside, with the River Lune and the Forest of Bowland Area of Outstanding Natural Beauty lying close by. Public transport connections are available via regular bus services along Lancaster Road, providing links between Lancaster and Kirkby Lonsdale.

Description

At the front of the site is Our Lady Immaculate Catholic Church being a detached stone built church, adapted from a mid 19th century railway good shed and subsequently adapted for ecclesiastical use. The building is rectangular with coursed stone elevations under a hipped slate roof, incorporating narrow round-arched windows to the side elevations which provide natural light.

Internally, the accommodation provides a single worship space being open plan, together with ancillary rooms and WC facilities.

The grounds to the rear are substantial being level and triangular shaped being bounded by hedgerows and the Lune Greenway Cycle/Footpath. We understand the field/grounds were previously used as a railway siding.

Accommodation and Site Area

The church site is estimated to extend to approximately 216 sq m (2,325 sq ft).

The gross site area has been estimated to extend to approximately 0.704 hectares (1.74 acres) and is delineated in red on the attached site plan.

Services

It is understood that mains services including electricity, water and drainage are available to the church.

We advise that interested parties make their own separate enquiries in this regard, particularly in relation to capacities.

Tenure

The property is held freehold and will be sold with the benefit of vacant possession.

Rating

The premises are not assessed for rating purposes due to their use as a place of worship.

Interested parties are recommended to make their own separate enquiries with the local planning authority (www.lancaster.gov.uk).

Planning

The subject property does NOT appear to be allocated in the Lancaster City local plan, however, we have noted that it was previously identified as an existing Community and Recreational Facility (Policy CL11).

We believe that the site may offer potential for a range of alternative uses subject to securing the appropriate planning permission.

Interested parties are invited to make their own planning related enquiries via the local planning authority, Lancaster City Council (www.lancaster.gov.uk).

Further Information

In the first instance interested parties are requested to formally register their interest with Eckersley, who can provide a range of additional information which includes the following:

1. Site plan
2. Report on title

Method of disposal

At this stage we are seeking expressions of interest in the subject site either on conditional or unconditional terms for a sale by way of private treaty.

Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should not therefore be relied upon.

VAT

We understand that the purchase price will NOT be subject to VAT.

Legal fees

Each party to be responsible for their own legal costs incurred in this transaction.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

All enquiries

Strictly through the sole agents:

Eckersley

Telephone: 01524 60524

Contact: Mark Clarkson

Email: lancaster@eckersleyproperty.co.uk