Chartered Surveyors Commercial Property Consultants Valuers





DEVELOPMENT OPPORTUNITY (S.T.P)

0.7 hectares (1.73 acres)

488 m² (5,256 ft²)

St Thomas More Church & Centre
St Thomas More Walk
Off Willow Lane
Lancaster
LA1 5PT

- Rare substantial freehold
- Well located within walking distance of Lancaster railway station and the city centre
- Substantial church and hall together with Presbytery
- Potential for a range of uses S.T.P.

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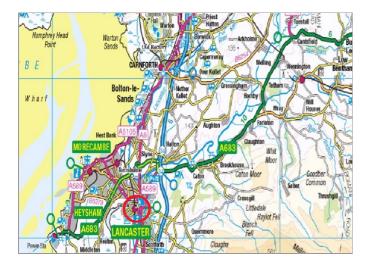
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76 Church St E | lancaster@eckersleyproperty.co.uk Lancaster

LA1 1ET







Location

St Thomas More is situated on St Thomas More Walk, just off Willow Lane to the south-west of Lancaster city centre. The property lies within a predominantly residential area, approximately 0.7 miles from the city centre, and benefits from good access to local amenities and transport connections.

The surrounding neighbourhood provides a range of facilities including local shops, schools, medical services and community uses. Lancaster city centre, with its full range of retail, leisure and professional services, is within convenient walking distance.

Road communications are good, with Willow Lane linking directly to the A6 and providing access to Junction 34 of the M6 motorway, located approximately 3 miles to the east. Lancaster railway station is situated less than 1 mile to the north-east, offering regular mainline services to Manchester, London and Scotland.

The area is characterised by a mix of residential housing and community buildings, with nearby open spaces including Freemans Wood and the riverside paths along the River Lune. Regular local bus services operate along Willow Lane, providing connections across the city and to surrounding

Description

St Thomas More comprises a purpose-built church, arranged over a single storey together with a link detached, 3 bedroomed 2 storey Presbytery. Both are of traditional brick construction with pitched slate and pitched tile roof covering, respectively.

Internally, the church provides a main worship space being generally open plan with small anti rooms together with a rear meeting room also open plan in addition to side/amenity rooms and congregational facilities. The Presbytery provides substantial living accommodation with living/dining room, siting room, kitchen and laundry bedrooms and 2 piece bathroom with separate WC. There is also a detached single garage.

The properties occupy a substantial plot extending to approximately 0.7 hectares (1.73 acres) both with pedestrian and vehicular access from St Thomas More Walk.

Accommodation and Site Area

The premises extend to the following approximate Gross Internal Areas (GIA).

	m ²	ft ²
Church	337	3,631
Presbytery GF	87	936
Presbytery FF	64	689
Total	488	5,256

The site extends to an approximate area of 0.7 hectares (1.73 acres).

Services

It is understood that mains services including electricity, gas, water and drainage are available to the premises/site.

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.

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

The Presbytery has a council tax band of "C".

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, was previously used as a place of worship and Presbytery.

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

The property is subject to a Tree Preservation Order [692(2025)] requiring the Councils consent to any felling, topping or lopping of the trees on the

Interested parties are invited to make their own planning related enquiries via the local planning authority. City Lancaster (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:

- Site plan
- 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

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:

Eckerslev

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