



FOR SALE HISTORIC CITY CENTRE FORMER CHURCH PREMISES

ST MARY LE BOW, NORTH BAILEY, DURHAM CITY DH1 3ET

SW

Sanderson
Weatherall

Summary

- Former Church with Private Gardens
- Approximately 3,498 sq ft (325 sq m)
- Asking Price: Offers Invited
- Freehold
- Subject to Contract

Description

St Mary Le Bow Church is a historic Grade I listed former place of worship, with origins dating back to the medieval period and later alterations and additions undertaken over subsequent centuries. The building is of traditional ecclesiastical construction, principally stone built beneath pitched roofs, incorporating period architectural features typical of its age and heritage significance. A building of exceptional heritage value located near Durham University accommodation and the historic tourist attractions of the Durham World Heritage site.

The property has most recently been used as a museum, a use which has ceased only recently, and the accommodation reflects its historic layout and character, including open internal spaces, original detailing and areas adapted for public access and display purposes.

Externally, the church is set within its own grounds, which include areas of historic burials and gravestones, contributing to the site's heritage value and setting. The external areas are predominantly laid to grass with mature boundary treatments, providing a quiet and enclosed environment within the urban context of Durham City Centre.

Accommodation

From our on site measurements we calculate the property to provide the following Gross Internal Floor Areas:

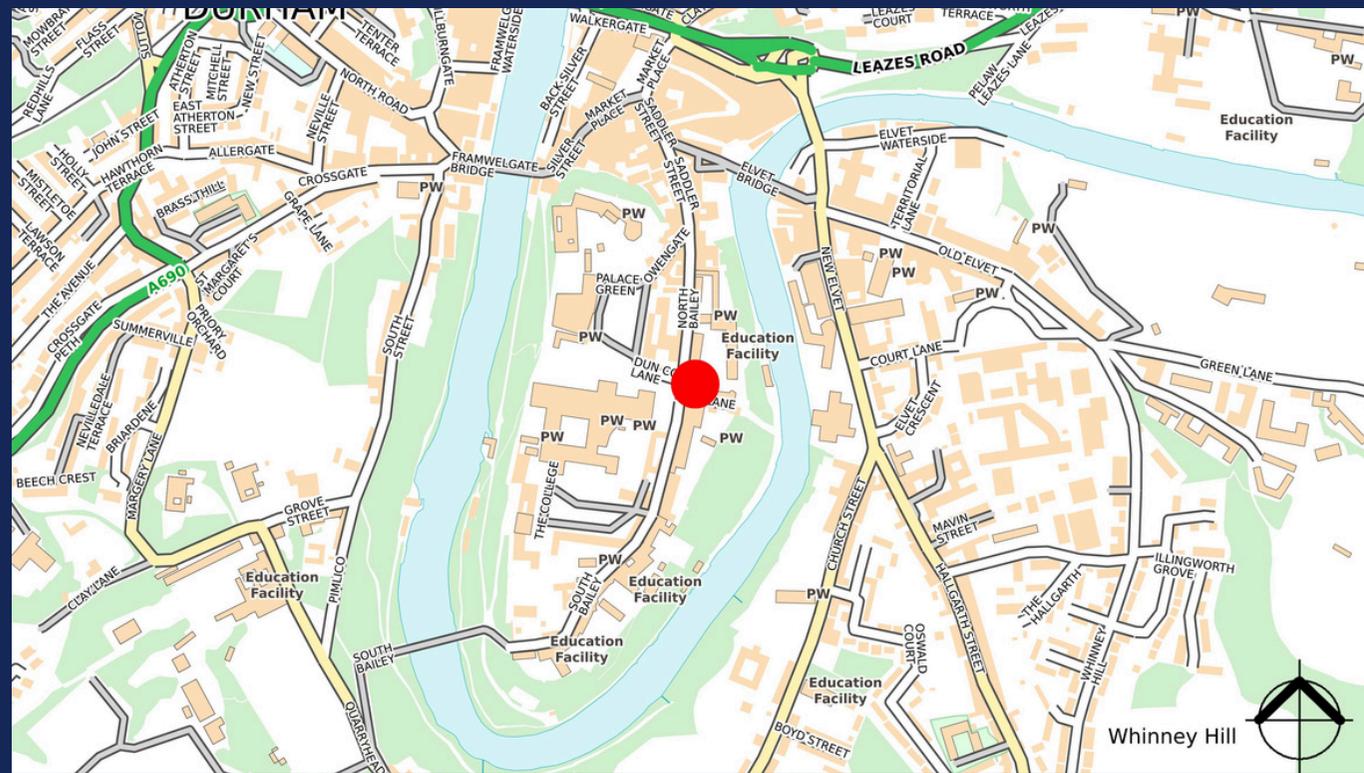
GIA: 325 sq m (3,498 sq ft)



Location

St Mary Le Bow Church is centrally located within the historic city of Durham, in the county of Durham, with a postcode of DH1 3ET. The property lies on the western edge of Durham City Centre, close to the Market Place and River Wear, and benefits from strong pedestrian footfall associated with the city's retail, leisure and tourism offer. Nearby occupiers include a mix of independent retailers, cafés and restaurants, as well as national operators within the wider city centre, supported by Durham University, Durham Cathedral and the main shopping and commercial areas.

Durham is well connected regionally, situated approximately 18 miles south of Newcastle upon Tyne, 14 miles south of Sunderland and around 28 miles north of Middlesbrough. The city benefits from excellent transport links, including Durham Railway Station on the East Coast Main Line and direct access to the A1(M), providing convenient connectivity across the North East and beyond.



Asking Price

Offers invited for the benefit of our clients Freehold interest.

Please note that our client reserves the right not to accept the highest or any offer received. Our client is not bound by the best value restrictions set out within the Charities Act and will be looking to dispose of the property for the best and most suitable use for the asset. All interested parties must be able to present a clear business plan for the proposed use of the property, as well as proof of funding to deliver such a use.

Rights of Way, Wayleaves and Easements

The property will be sold subject to and with the benefit of those Rights of Way, Wayleaves and Easements that may exist within the site.



Vendor

The marketing for this property has been undertaken by Sanderson Weatherall on behalf of the Church Commissioners for England and Durham Diocesan Board of Finance. Once a formal offer has been received, the Diocese will make a proposal to the Church Commissioners to determine the most appropriate use. This procedure is governed by the Mission and Pastoral Measure 2011.

Sale Process

The vendor will determine, which if any offers are taken further. The vendor will require any successful offeror to provide evidence of financial positions for both the purchase and restoration/conversion of the building along with likely acceptability of the proposal by the planning authority. 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. Purchasers should be aware that those procedures will not commence until evidence has been supplied indicating favourable response from the planning authority. It is usual for any necessary planning permission to be in place before completing the sale.

Fixtures and Fittings

A schedule of fixtures and fittings would be agreed within the sale of the property, upon acceptance of any offer.

Please note that our client reserves the right to remove any fixtures, fittings and stained glass that is not included within the schedule in advance of the sale.



Future Uses

The property has potential to be put to a number of suitable new uses. Any change of use to the site to be discussed with the local authority (Durham City Council) before a formal offer is put forward and with any required planning permission and listed building consent to be secured by the buyer prior to progression of a purchase.

Restrictive Covenants

The property is to be sold subject to the Church Commissioners covenants which will be discussed with the purchaser but will include control over future use and alterations. Copy of the standard covenants can be obtained from the selling agent.

Services

The property benefits from mains services of electricity and water and existing WC served by mains drainage.

Interested parties are advised to carry out their own investigations with regard to this matter.

Anti 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.

VAT & Legal Costs

All prices quoted are deemed exclusive of VAT where chargeable.

Each party will be responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

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