

Liverpool

St Christopher's, Lorenzo Drive, L11

For sale: 1.025 Acre Grade II*
Listed church with church halls
and surrounding gardens



Summary

Demise 1 Floor

Size 1.03 Acres (0.41 Hectares)

Service Charge n/a

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	1.03 Acres
Business Rates	Upon Enquiry
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Key Features

- Grade II* Listed church building with grounds
- Vicarage available subject to negotiation
- Set within approximately 1.025 Acres of land
- F1 Planning use - Potential alternative uses
- First listed with Historic England 16-Jan-1981
- Historic England Listing Ref: 1070626
- Subject to Planning/Listed Buildings consent
- Subject to CC & Diocese of Liverpool approval

Description

St. Christopher's is a Grade II* listed church which is in the process of being closed for regular public worship and is located in Norris Green Liverpool. There is a small Garden of Remembrance adjoining the external north-facing wall of the church building. This is to be retained in-situ, with rights of access being granted to persons wishing to visit and tend family plots.

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. For further information relating to the Historic England listing please follow this link: <https://historicengland.org.uk/listing/the-list/list-entry/1070626>.

Site Area: The site area for disposal includes both the church itself and the adjoining church halls. The Vicarage is also available for purchase, but by separate negotiation. Planning/Future uses: The property benefits from F1 use and similar uses such as education, museum, public hall will not require a change of use. The property may also be suitable for alternative uses or redevelopment which will be subject to Planning and Listed Building consent.

Location

St. Christopher's church is located at the junction of Lorenzo Drive and Broad Lane in Norris Green and is a short drive to both Everton, Liverpool and the M62 Motorway.

- Liverpool: 4.5 miles.
- Everton: 2.5 miles.
- M62: 3 miles.

Rateable Value

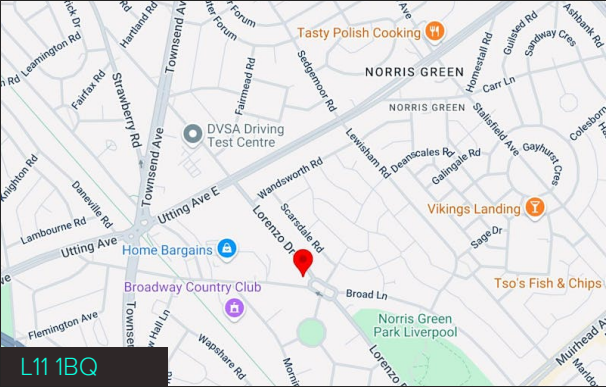
Rateable value: N/A. Small Business Rates Multiplier 2023/24: 49.9p. Liverpool Council: 0151 233 3050

Tenure

We understand that the property is unregistered.
Title Number/Tenure: TBC.

Price/ VAT/ Offers

Offers invited. We understand that VAT is not payable on the sale.
Offers in writing by email to include:
- Proposed future use for the property.



Viewing & Further Information



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- Offer price plus proof of available funds.
- Details of proposed alterations to the building.

Services

Mains services are available to the building including gas, electricity, water and drainage.

Planning

Use Class F1. Sale will be subject to planning and listed building consent for the proposed future use.

Grade II* Listing

Heritage Category: Listed Building. Grade: II*.

List Entry Number: 1070626.

Date first listed: 16-Jan-1981.

Date of most recent amendment: 18-Jun-1985.

List Entry Name: CHURCH OF ST CHRISTOPHER.

Statutory Address 1: CHURCH OF ST CHRISTOPHER, LORENZO DRIVE.

The chosen purchaser will be encouraged to enter into early discussions with Historic England and the Local Planning Authority where any future use would require alterations to the building.

Legal Costs/ Conditions

- Each party to pay their own legal costs.
- Subject to Contract/Restrictive Covenants relating to future use.
- Subject to a Deed of Release of restrictive covenants with Liverpool City Council where non-religious worship is proposed.
- The Church Commissioners making and bringing a Pastoral (Church Buildings Disposal) Scheme into effect and agreeing the future of burials, monuments or tombstones within the church yard.
- A closed Church of England church is sold under special legal provision. Known as a Pastoral (Church Buildings) Scheme, this is the legal procedure and documentation empowering the Church Commissioners to sell a closed church for a specific use. The sale of the church would, therefore, be subject to the making of such a scheme following a period of public consultation. Further details about the procedures involved may be found on the Commissioners' website at www.ccpastoral.org.