



BEST[®]
ESTATE AGENT GUIDE
2023 : EXCEPTIONAL
SALES



For Sale on the Instructions of the Diocese of Lincoln

The Church of the Holy Cross

Kirkby Green, Lincolnshire LN4 3PF

BELL



LOCATION

Kirkby Green is a small rural village situated on the B1191, approx. 10 miles south east of Lincoln and approx. 9 miles north of Sleaford.

As one may imagine, the church stands in an elevated central position within the village, to the south of the B1191 off Church Lane and is shown for identification purposes on the OS extract.

GENERAL DESCRIPTION

A small Victorian Gothic church, built in limestone rubble under a pitched slate roof. The current church was rebuilt in 1848, on the site of a 12th century predecessor and stands relatively central to a large churchyard, which is elevated from Church Lane to the west.

Access is currently by foot only from both a churchyard gate in the north west corner and secondary footpath from Main Street, in the north-east corner.

The church is constructed in good quality materials, with western porch, bellcote and bell. There are clear leaded lancet windows north and south and stained-glass depicting the Four Evangelists to the eastern chancel.

Internally, the ceiling is open to the timber roof trusses, with timber balcony to the west end. The walls are part wainscoted with a twin arched piscina containing a 13th century shaft, situated in the south-east corner.

The Church of the Holy Cross Kirkby Green

**AN ATTRACTIVE GRADE II
LISTED VILLAGE CHURCH,
REBUILT IN 1848 IN THE EARLY
ENGLISH STYLE**

- HOLY CROSS IS A SIMPLE ATTRACTIVE BUILDING, THE NAVE AND CHANCEL IN A SINGLE CELL, WITH A GIFA OF APPROX. 826 SQ.FT. (76.74 SQ.M.)
- SCOPE FOR A VARIETY OF ALTERNATIVE USES, INCLUDING POSSIBLE RESIDENTIAL CONVERSION (SUBJECT TO NECESSARY CONSENTS)
- THE SALE OF THE CHURCH IS ENTIRELY CONDITIONAL ON A PROSPECTIVE PURCHASER OBTAINING PLANNING AND LISTED BUILDING CONSENT, FOR A USE APPROVED BY THE VENDORS

O.I.R.O. £60,000



Accommodation

West Porch	approx. 6'1 x 4'6
Nave	approx. 15'11 x 34'2
Chancel	approx. 15'11 x 6'5
Balcony	approx. 15'11 x 7'9

SERVICES

There has been a mains electricity supply connected in the past. There are currently no other services to the site.

TOWN & COUNTRY PLANNING

Planning policy is governed by The Central Lincolnshire Local Plan 2023.

Under policy S1, Kirkby Green is classified as a 'Small Village'. As such, Policy S4 of the aforementioned plan will support housing on unallocated sites in 'appropriate locations', which in turn are defined as preserving the settlements character and appearance, not significantly harming the character and appearance of the surrounding countryside or rural setting of the village and consistent with other planning policies of the development plan. Policy S57 also supports change of use of Listed Buildings where it is in the interest of the buildings' conservation.

In summary therefore, there is potential for alternative use, including residential conversion, subject to overcoming all constraints.

Further enquiries should be directed to:

North Kesteven District Council
District Council Offices
Kesteven Street
Sleaford, NG34 7EF

T. 01529 414155

RESTRICTIVE COVENANTS

The sale will be subject to restrictive covenants on the future use of the building. They are designed to ensure that the property is only used for approved authorised uses and to protect it from unauthorised uses or demolition.

A standard example set of the Church Commissioner's Covenants are available via email from the Agents. This list can be tailored to the specific requirements of each sale.



VIEWING

On site inspection permitted at any reasonable time.
Internal viewing is strictly by appointment through the selling agent:

Colin Low
Old Bank Chambers, Horncastle,
LN9 5HY
T. 01507 522222
E. colinlow@robert-bell.org

DISCLAIMER

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PROCEDURE

Please note: Unconditional offers to purchase cannot be considered.

All proposals will be considered by the Diocesan Closed Churches Uses Committee who will in turn make a recommendation to the Church Commissioners on any acceptable proposal. The Church Commissioners have power under the Mission and Pastoral Measure 2011 to prepare and issue a draft Pastoral (Church Buildings Disposal) Scheme authorising the new use and disposal of the property and to free the property from the legal effects of consecration.

Conditional acceptance of an offer will be subject to the making of the Scheme by the Church Commissioners authorising the new use and disposal of the property. The making of the scheme will be conditional upon the granting of planning permission and listed building consent, if required.

The conditional acceptance of an offer will also be subject to approval by the Church Commissioners of detailed plans and specifications of any proposed architectural or structural alterations following consultation with their expert advisers, the Statutory Advisory Committee. The plans should be of a standard equivalent to those required for listed building consent applications and should be forwarded to the Commissioners before or at the same time that any application is made to North Kesteven District Council.

Tenure

For sale freehold with full vacant possession on completion.

Brochure prepared November 2024
Please Note: Photos taken October 2023



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