

We don't say it often enough, but, thank you  
For your prayers and faithful giving over the years.



## **THE CASHNER FAMILY**

### **Your Missionaries to the United Kingdom**

**Update for November and December 2022**



**SENT BY:**

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17 February 2023

The beginning of 2023 has been filled with many exciting things. My family welcomed with open arms a new addition as our son Konner was married to the lovely Joanna Guadagno on the 14 January. We are so pleased for them and they are doing very well and living in New York where Konner moved in April of 2022. We spent basically the entire month in New York trying to be a help to the couple for the wedding. We were also able to spend time with my in-laws. Our flights going to Buffalo, New York were cancelled from Chicago, so we were able to spend a few extra days at the beginning of the trip with them as well.

We arrived back home on the 25 January and were pleased with how the church people responded to Kent and Bridgette Brandenburg who filled in for us while we were away. Kent and Bridgette were a huge help and I could never begin to put a price on how they jumped in and served our church people. It has been a good few weeks of getting things back to regularity, but everything is going well.

I have seen that we as a church group are going to be needing a bigger place for us to meet, but I am waiting on God's direction. That said, there is a church that is actually selling their building near the middle of the city and it has a parish hall and auditorium and would be perfect for our church to go into and thrive. They have just put it up for sale and are selling for £250,000 (@\$300,000-\$350,000). This may seem like a lot but the truth is a home sells for that and they would be much smaller than what we could be getting with this building for the same price. Offers are supposed to go in by the 24th of February. I have no money to offer but feel like if I do not at least try I have missed an opportunity. (The information is on the next 4 pages)

Next week is our annual Missionary Retreat in Manchester and we are looking forward to seeing a few friends and making more of those we don't know just yet.

**Thank you for praying with us on these matters:**

1. LBC of Carlisle to find a building, to build and land on which to to build, or what God has for us for our growing church.
2. Kade - find a job
3. My mother's health (Keith)
4. Lighthouse Baptist Church people, ministries, and outreach. [www.lbcofcarlisle.com](http://www.lbcofcarlisle.com)

Keep on! Stay Faithful! The Cashner Family



## **Well located development opportunity within Carlisle off the A595**

**Church with adjoining Parish Hall accommodation**

**Could lend itself to a number of alternative uses, subject to consents**

**Total Gross Internal Area approximately 8,328 sq ft**

**Nearby amenities include Cumberland Infirmary, Sainsbury's, ALDI**

**Guide Price - £250,000**

Ref: S1280

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### **LOCATION**

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The subject property is located southwest of Carlisle city centre, on the corner of Wigton Road and Stanhope Road, in a prominent position with the Parish Hall Building being most visible given its size and position at the front of the site. This is because of the hall building being constructed first, with the church being added at a later date following the relocation from the original Holy Trinity Church Site further along Wigton Road.

On the opposite corner of Stanhope Road is the Methodist Church and its adjacent hall and Sunday School. The Methodist Church and the subject buildings are substantial structures along Wigton Road, occupying a commanding position with the junction of Stanhope Road. To the east are residential dwellings including the converted original vicarage.

A terrace of small and mostly independent retail units are located nearby with B&M in the locality. Sainsburys and other commercial occupiers are located in Caldewgate, the historically industrialised area of the City to the east.

### **DESCRIPTION**

The Parish Hall building comprise a predominantly two storey structure appearing to be of brick construction with a rough render finish. The roofs are substantial and covered in slate with flat roof sections. Windows have been replaced with UPVC double glazing.

Internally, the majority of the accommodation is across ground and first floor, there is a small lower ground boiler room and some basic upper ground floor accommodation along the Stanhope Road elevation.

The ground floor comprises open plan accommodation, with ancillary toilets and kitchen facilities mostly used by the Food Bank for storage and distribution. The upper floors are under used, comprising a large hall with stage and ancillary facilities much of which have been decommissioned where repairs have been required and in basic repair.

The adjoining Church is a later addition with separate access off Stanhope Road and internal access from The Parish Hall building via a linkway. The accommodation is across the ground floor having been constructed in block under a tiled roof with red brick plinth, windows are along the western facade. A two-storey lobby to the hall building provides access to the Organ which is at a higher level within the Church building.

The Church part has been formally closed for regular worship.

## **ACCOMMODATION**

It is understood that the premises provide the following approximate Gross Internal Floor Areas as follows:

### **VAT**

All figures quoted are exclusive of VAT where applicable.

### **RATEABLE VALUE**

The property is currently exempt from business rates due to it being a place of worship.

### **EPC**

An Energy Performance Certificate is not required for the property due to it being a place of worship.

### **LEGAL COSTS**

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT there on.

### **VIEWING**

The property is available to view by prior appointment with Edwin Thompson LLP Contact:

Ruth Richardson – r.richardson@edwin-thompson.co.uk Hugh Hodgson – h.hodgson@edwin-thompson.co.uk

Tel: 01228 548385 www.edwin-thompson.co.uk

### **GENERAL INFORMATION**

Restrictive covenants and Pastoral (Church Buildings Disposal) Scheme.

Holy Trinity Church, Carlisle, CA2 7BJ

Restrictive covenants will be included in the transfer of the church part of the property to ensure that the approved development is carried forward. Further details of these are available from the agents.

A closed Church of England church is sold under special legal provision – a Pastoral (Church Buildings Disposal) Scheme is the legal document empowering the Church Commissioners to sell a closed church for specific use. The sale of the church would, therefore, be subject to the making of such a scheme following public consultation. Further details about the procedures involved may be found on the Commissioners' website at [www.ccpastoral.org](http://www.ccpastoral.org).

### **Parish Hall**

Ground Floor GIA Upper Ground Floor GIA First Floor GIA

### **Holy Trinity Church**

Ground Floor GIA Overall Total GIA

Site Area

### **SERVICES**

268.03sq m 51.27sq m 231.8sq m

231.00sq m 782.90sq m

0.36 acres

(2,885 sq ft) (552 sq ft)

(2495 sq ft)

(2,486 sq ft) (8,328 sq ft)

(0.146 hectares)

The property is connected to a single supply of mains electricity, water, gas and connected to the mains drainage/sewage system.

## **PLANNING**

The property could lend itself a number of alternative uses or redevelopment subject to consents.

## **TERMS**

The freehold interest of the property is available at a Guide Price of £250,000.

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created on

## **IMPORTANT NOTICE**

**25 m**

**50 m**

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5. These particulars were prepared in December 2022