



NOTICE

Mission and Pastoral Measure 2011 Closed church building of Highampton Holy Cross Diocese of Exeter

The Church Commissioners have prepared a draft pastoral (church buildings disposal) scheme for the closed church of Highampton Holy Cross for use as a single residential dwelling and ancillary uses thereto.

The draft Scheme is also on our website www.churchofengland.org/consultation or you may inspect it at Highampton Village Hall or the Church Notice Board/Door . **Large print and/or audio copies are available on request.**

Anyone may make representations for or against all or any part of the draft Scheme (please include the reasons for your views) preferably by e-mail to closedchurches.reps@churchofengland.org or by writing to Representations, Closed Churches Division, Church Commissioners, Church House, Great Smith Street, London SW1P 3AZ. Please note that any communication received after cannot be treated as a representation.

A drop in meeting will be held at Highampton Village Hall on Monday 14th September between 15:00 and 19:00 where a representative of the Church Commissioners and the Diocese of Exeter will be available for enquiries about the scheme.

If we do receive representations against the draft Scheme we will share these, and those in favour, with the Bishop, whose views will be sought. We will also share representations with the other representors and the Mission, Pastoral and Church Property Committee. We will send representors a copy of our correspondence with the Bishop who will be able to comment further to us if they wish. Copies of all of the representations received and associated correspondence will be published on the Commissioners' website if the matter needs to be considered by the Commissioners.

The Commissioners usually determine representations on the basis of papers alone and in making a representation you should indicate whether you also request the opportunity to speak to the Committee about your representation. If the Commissioners' decide to hold a public hearing into the case, representors may attend the Committee's meeting and you may have an

Church House, Great Smith Street, London SW1P 3AZ

Direct Line: London Switchboard: 020 7898 1000

Email: alex.copsey@churchofengland.org

Website: www.ccpastoral.org

The Church Commissioners are a registered charity (number 1140097).

opportunity to speak to speak to their representations. Where a public hearing is not held, the case will be considered in private and you will be informed accordingly.

Please see www.churchofengland.org/consultation for further information about the procedure. If you require further clarification about the draft scheme or process you can contact the case officer Alex Copsey at the details at the bottom of this notice

25 August 2026

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Draft Pastoral (Church Buildings Disposal) Scheme

This Scheme is made by the Church Commissioners ("the Commissioners") this day of 20.... under the Mission and Pastoral Measure 2011.

Background

By a Scheme of the Commissioners made under the said Measure on the 12th day of December 2024 and having effect under the said Mission and Pastoral Measure 2011 the parish church of Highampton Holy Cross ("the building") in the former parish of Highampton in the diocese of Exeter was declared closed for regular public worship.

NOW, it is provided as follows:-

Future of the church building and part of the annexed land

1. The building and that part of the land annexed or belonging thereto shown hatched in red on the annexed plan (together referred to as the property) shall be appropriated to use as a single residential dwelling and for purposes ancillary thereto.

Disposal

2. The Commissioners are hereby empowered to sell the property for the said use.

Contents

3. The contents of the building shall be disposed of as the Bishop shall direct subject, so far as it is required, to listed building consent being granted.

Coming into operation of this Scheme

4. This Scheme shall not come into operation until such date or dates as the Commissioners shall determine following the making of this Scheme and different provisions of the Scheme may be brought into operation on different dates and the Commissioners shall not be obliged to bring the Scheme or any part thereof into operation until such time as they are satisfied that the conditions specified in Schedule 1 have been complied with but may do so if they so determine.

In witness of which this Scheme has been duly executed as a deed by the Church Commissioners.

Executed as a Deed by the Church Commissioners for England
acting by two authorised signatories:

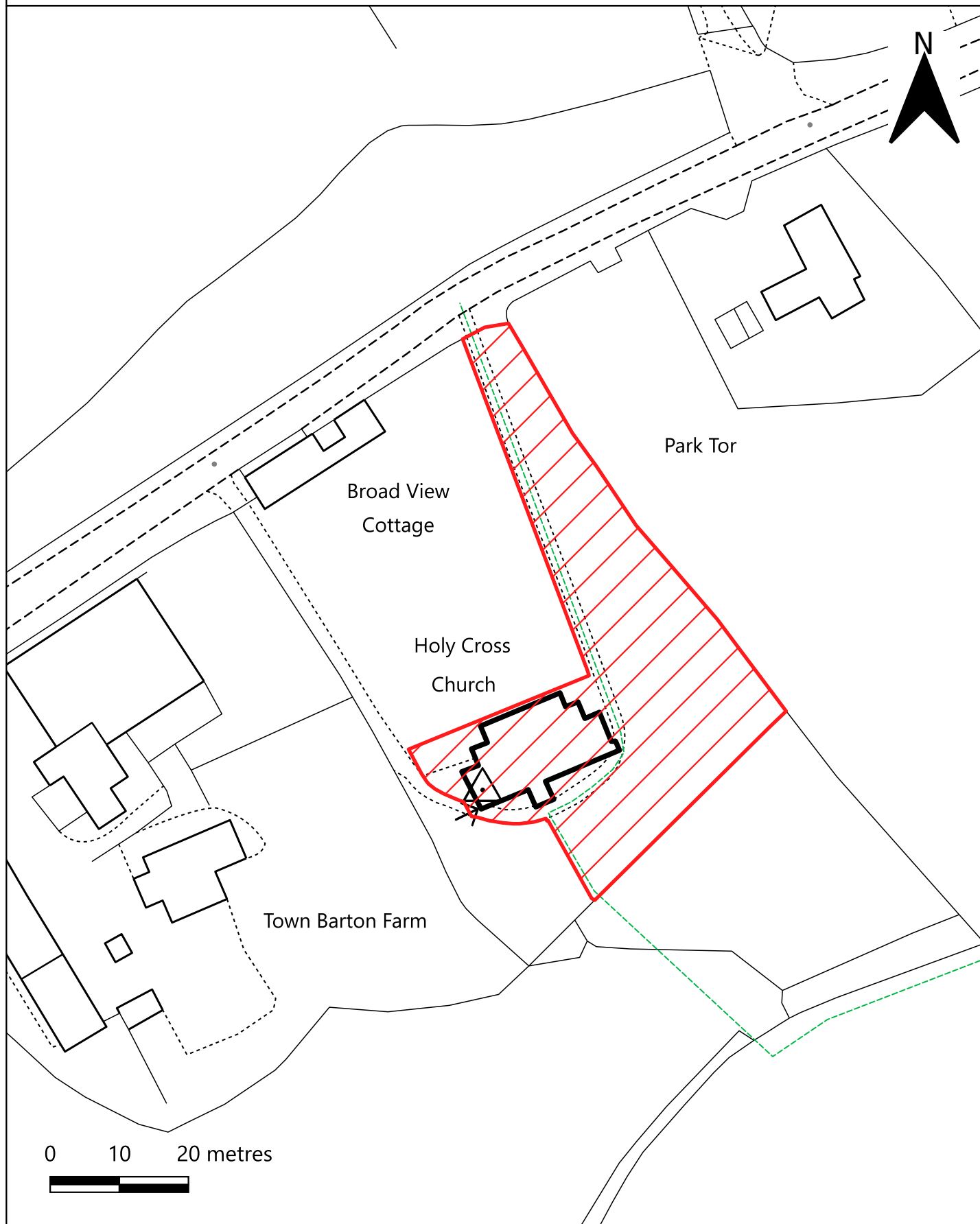
Signature of Authorised Signatory

Signature of Authorised Signatory

Schedule 1: Conditions

- (i) That Planning Permission has been obtained for all or some of the proposed uses.
- (ii) That Listed Building Consent has been obtained for such alterations as are necessary to enable the implementation of all or some of the proposed uses.

HIGHAMPTON, HOLY CROSS



Drawn by
Georgina
Matthews

Scale
1:750

Date
07/07/2026

File Pathname / Project/ Drawing No.
Tracings/101N_Highampton Holy Cross

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EXPLANATORY NOTE

MISSION AND PASTORAL MEASURE 2011 DRAFT PASTORAL (CHURCH BUILDINGS DISPOSAL) SCHEME HIGHAMPTON HOLY CROSS DIOCESE OF EXETER

This note accompanies a draft scheme under the Mission and Pastoral Measure 2011 which makes provision for the future of a closed church building. The Church Commissioners provide this information so that individuals and interested parties can understand the background to the proposals, make a reasoned judgement on the merits of the draft scheme and, if they see fit, a reasoned expression of support or objection to it.

The Current Proposals

The Commissioners have agreed to publish a draft Pastoral (Church Buildings Disposal) Scheme providing for the closed church of Highampton Holy Cross to be sold for use as a single residential dwelling.

Background

The church of Highampton Holy Cross was closed for regular public worship on the 12th day of December 2024. The congregation had been in decline for some time and by 2024 the Parochial Church Council (PCC) had become inquorate resulting in the Bishop of Exeter issuing Bishops Directions for the continued governance of the church. The remaining three members of the Highampton congregation were consulted on the future of the church as a place of worship on the 28th April 2024. The three members of the Holy Cross congregation (and six chapel visitors from outside the Benefice) supported the merger of the Parishes of Highampton and Black Torrington along with the closure of Holy Cross.

The condition of the building was a contributing factor in the closure. The 2016 Quinquennial Inspection report raised a large number of concerns and repair recommendations. At the time of the 2022 Quinquennial Inspection it was noted that unfortunately little progress had been made to rectify these concerns. The 2022 Report further noted that the extent of the work required to bring the building back into serviceable use was likely overwhelming for the small congregation and the wider community.

The Building

The village of Highampton is located nine miles north west of Oakhampton within the West Devon Borough Council authority. The church is located off Church Road on the very northeastern edge of the village and approximately 500m from the village centre. The building is situated on a ridge line views across both Dartmoor and Exmoor. Within the churchyard, the building is set far back from the narrow, single track Church Road, and is

barely visible due to its location at the southern end of the site. The closed church is further obscured by a small house directly in front of the church fronting onto Church Road.

The church has 12th-century origins but was comprehensively rebuilt in the late 15th century, and largely rebuilt again in 1837, except for the tower, which is a 15th-century survival. The font and south door, which are Norman, also survive. The church was restored in 1876. It is built mostly of limestone with some granite details and is grade II* listed. The churchyard is still open for burials and has been for many centuries but recognised as now being full.

The Views of the Statutory Advisory Committee

The Commissioners statutory advisors, The Statutory Advisory Committee of the Church Buildings Council (SAC) have indicated that the church is a special building of high archaeological significance and moderate to high architectural significance. The setting is significant and contributes positively to the landscape, having been visible from great distances for many hundreds of years, it is an intrinsic component of the ancient landscape. However, excluding the surviving Norman Font and door, the SAC considered the interior to be relatively ordinary and that the contents allowed scope for alteration and subdivision. The SAC advised that the building be preserved by conversion to an alternative use.

Planning and Access

Planning permission and listed building consent are required to enable the implementation of the proposed new use and the sale will not proceed until these consents are in place. The prospective purchaser is taking forward these applications.

Burials and the Churchyard

The churchyard contains many historic burials, the earliest legible headstones date to the mid-19th century but it is highly likely, particularly given how elevated the northern part of the churchyard is above the level of the church, that there are many ancient burials here.

There are no graves maintained by the Commonwealth War Graves Commission in this churchyard. The churchyard remains open for burials however it has been identified that available burial space is now limited to the point at which the churchyard is considered full. At least three modern burials (under 50 years) have been identified within the churchyard. The sale will only include the area edged in red within the Plan, the area edged in blue will remain open churchyard.

Bringing the Draft Scheme into effect

Before they bring the Scheme into effect the Commissioners will need to be satisfied that planning permission and listed building consent will be granted.

Correspondence

Further information about the proposals may be obtained from the Case Officer, Alex Copsey by e-mail at alex.copsey@churchofengland.org or by telephone at 07345 419024.

Representations against or in support of the draft Scheme

Anyone may make a representation for or against any provision of the draft Scheme.

Representations should be sent to:

**Jos Waters
Pastoral and Closed Churches
Church Commissioners
Church House
Great Smith Street
London SW1P 3AZ**

Or by e-mail to: **jos.waters@churchofengland.org**

Any communication received after cannot be treated as a representation.

If we receive representations against the draft Scheme, we will send all representations, both for and against, to the Bishop, whose view will be sought. Individual representors will then receive copies of our correspondence with the Bishop (including copies of all the representations) and they may comment further in writing to us in light of the diocesan response if they so wish.

If no representations against the Scheme are received the Commissioners shall make the Scheme and bring it into effect as provided for in the scheme and explained above.

Information on the Mission and Pastoral Measure 2011 and its procedures can be found on the Church Commissioners' web-site at www.ccpastoral.org where there are also links to download copies of these notes and the draft scheme.

Alex Copsey
12 June 2026