

**MBRE**

**CHURCH  
FOR SALE**



**St. John the Baptist**  
High Street  
Godley  
Tameside, SK14 2PU

**1.50  
ACRE**

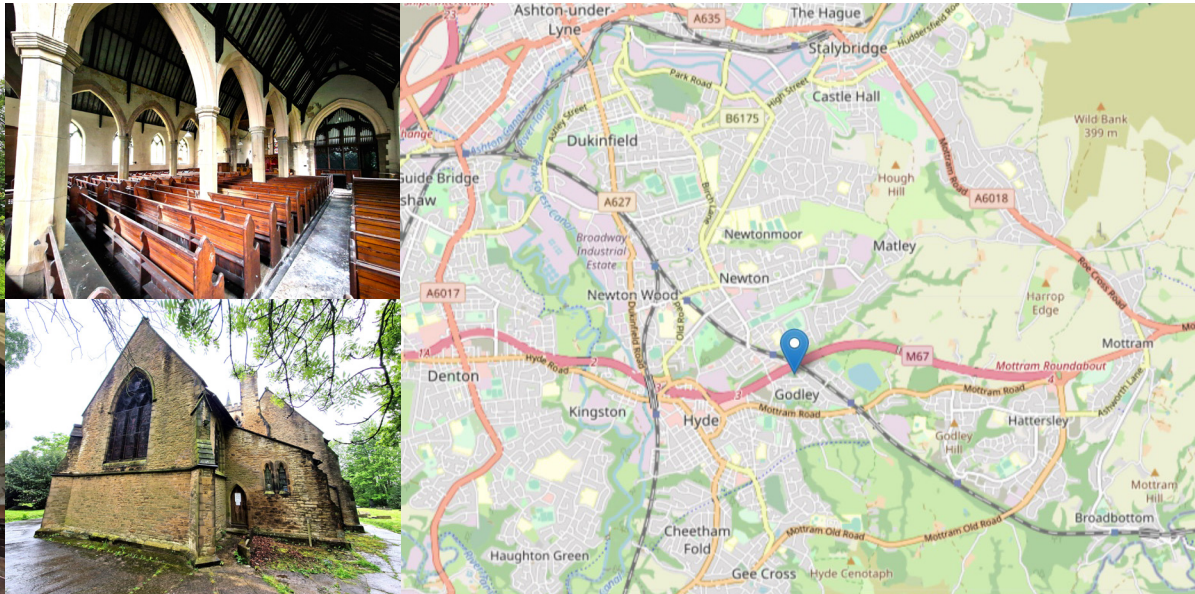
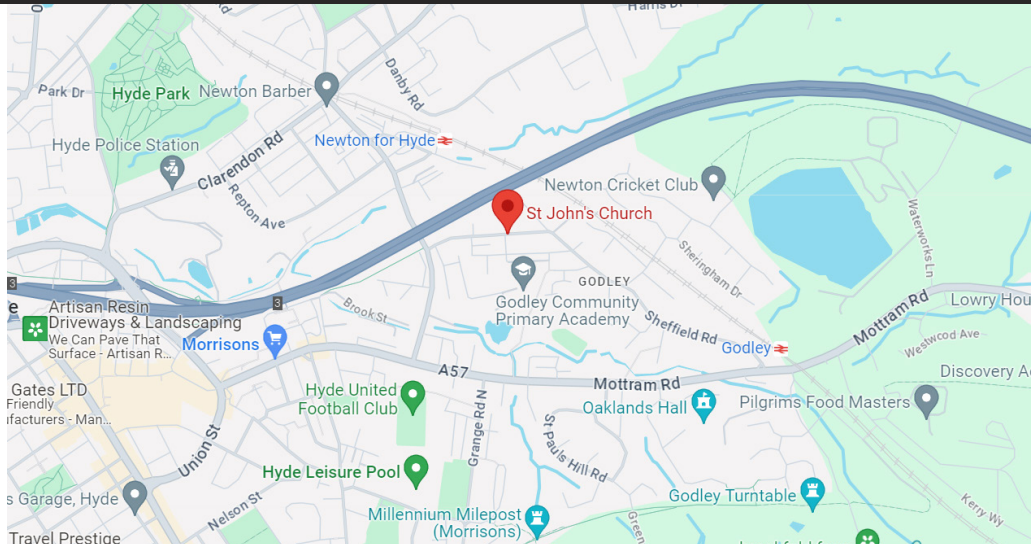


- Grade II closed church with grounds
- Located in Godley, Hyde, Tameside
- Set within 1.5 Acres of land with burials
- F1 planning use - Potential alternative uses
- First listed with Historic England 06-Feb-1986
- Historic England Listing Ref: 1068083
- Subject to planning/Listed Building consent
- Subject to CC & Diocese of Chester approval

## Location

St. John the Baptist Church is located fronting High Street in Godley a short drive to Hyde town centre and the M67 Motorway.

- Hyde: 1 mile.
- M67: 1.5 miles.
- Stockport: 8 miles.
- M60: 3.5 miles.



## Description/Accommodation

St. John the Baptist is an redundant church in Godley, Hyde located in the borough of Tameside and is a Grade II listed Church. The Church dates back to 1849-50 and designed for the Church Commissioners by E.H. Shellard. The tower dates back to 1878.

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/1072728>.

Site Area: In relation to the site area for disposal, this will be agreed with the purchaser having regard to the extent of burials within the churchyard.

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.

## Rateable Value

Rateable value: N/A.  
Small Business Rates Multiplier 2023/24: 49.9p.  
Tameside Council 0161 342 2233.

## Tenure

We understand that the property is Freehold.  
Title Number: TBC.

## Price/VAT/Offers

Offers in the region of £50,000 SUBJECT TO CONTRACT.  
We understand that VAT is not payable on the sale.  
Offers in writing by email to include:  
- Proposed future use for the property.  
- Offer price plus proof of available funds.  
- Details of proposed alterations to the building.

## Services

Mains services are available to the building including gas, electric, 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: 1068083.  
Date first listed: 06-Feb-1986  
List Entry Name: Church of St John the Baptist  
Statutory Address 1: Church of St John the Baptist, High Street.

The building or site itself may lie within the boundary of more than one authority.

District: Tameside (Metropolitan Authority).  
Parish: Non Civil Parish  
National Grid Reference: SJ 95824 95346  
Website: [www.historicengland.org.uk](http://www.historicengland.org.uk)

## Legal Costs/Conditions

Each party to pay their own legal costs.  
Subject to Contract and Restrictive Covenants relating to future use of the property.  
The Church Commissioners making and bringing a Pastoral (Church Buildings Disposal) Scheme into effect and agreeing the future of any burials, monuments or tombstones within the churchyard.

### Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. NOVEMBER 2023.