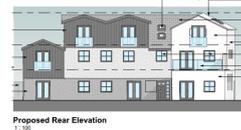




Church Hotel

61 Church Road
Kearsley
Bolton, BL4 8AW

**6,340
SQ.FT**



- Conversion/new build development site
- Consent granted 29/06/2023 - Ref: 15744/23
- Consent for 14 Self contained flats
- Comprising 13 x 1 bed & 1 x 2 bed flats
- Total Flat accommodation: 589.7 Sq.m
- Total site area inc. parking of 0.32 Acres
- 15 parking bays/communal garden/bin stores
- Freehold/Leasehold/No VAT on sale/No S.106

Location

The property is located fronting Church Road in Kearsley and is situated next to St. Gregory's RC Primary School and close to St. John the Evangelist Church and is a short drive to the A666.

- Bolton: 3.8 miles.
- Manchester: 9.5 miles.
- A666: 0.5 miles.



Description/Accommodation

The development comprises the former Church Hotel public house and rear land with stable block which benefit from full planning consent granted dated 29/06/2023 under application number 15744/23 as a variation of Condition 2 (Approved Plans) on application number 08246/20 for change of use & conversion of public house to 14 Self contained flats inc. demolition of stables & small holding at rear, erection of 2 storey extension to accommodate stairwell, dormers, Juliette balconies and roof lights plus cycle shed, bin store, parking & landscaping.

We understand that the discharge of conditions has been decided and approved under planning reference 16013/23 with the date of decision being 22/06/2023.

The development benefits from no S.106 legal agreement payment and is available for sale on an unconditional basis only.

Planning documents include: Decision notice, Officers report, Arbocultural impact statement, Proposed plans, Proposed elevations, Site plan, Coal mining report, Design & access statement, Bat survey, Proposed drainage layout, Proposed landscape plan, Highways work & development access, Construction plan methodology, Energy statement.

Rateable Value

Rateable value: £2,000.

Small Business Rates Multiplier 2023/24: 49.9p.

100% SBRR available - Nil payable business rates.

Interested parties are advised to make their own enquiries with BMBC - 01204 331634.

Tenure

Freehold: GM575178.

Leasehold: GM589257 - 999 years from 29/09/1892.

Price/VAT

£515,000 SUBJECT TO CONTRACT.

We understand that VAT is not payable at the property.

Planning

Planning consent is granted dated 29/06/2023 under application number 15744/23 as a variation of Condition 2 (Approved Plans) on application number 08246/20 for change of use & conversion of public house to 14 Self contained flats inc. demolition of stables & small holding at rear, erection of 2 storey extension to accommodate stairwell, dormers, Juliette balconies and roof lights plus cycle shed, bin store, parking & landscaping.

Legal Costs/Conditions

Each party to pay their own legal costs.

No S.106 Legal agreement.

Subject to Contract.

Accommodation

GF Flat 1: 1 bedroom - 48 Sq.m/516 Sq.ft.

GF Flat 2: 1 bedroom - 48 Sq.m/516 Sq.ft.

GF Flat 3: 1 bedroom - 36 Sq.m/387 Sq.ft.

GF Flat 4: 1 bedroom - 38 Sq.m/409 Sq.ft.

GF Flat 5: 1 bedroom - 45 Sq.m/484 Sq.ft.

FF Flat 6: 1 bedroom - 45 Sq.m/484 Sq.ft.

FF Flat 7: 1 bedroom - 34 Sq.m/365 Sq.ft.

FF Flat 8: 1 bedroom - 34 Sq.m/365 Sq.ft.

FF Flat 9: 1 bedroom - 37 Sq.m/398 Sq.ft.

FF Flat 10: 1 bedroom - 49 Sq.m/527 Sq.ft.

SF Flat 11: 1 bedroom - 34 Sq.m/365 Sq.ft.

SF: Flat 12: 1 bedroom - 32 Sq.m/344 Sq.ft.

SF Flat 13: 2 bedroom - 64.7 Sq.m/696 Sq.ft.

SF Flat 14: 1 bedroom - 45 Sq.m/484 Sq.ft.

Total: 589.7 Sq.m/6,340 Sq.ft

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. JANUARY 2024.