

MBRE

GRADE II CHURCH FOR SALE



St. Thomas Church Chapel Street Bedford, Leigh Wigan, WN7 2DA

**0.74
ACRES**



- Grade II listed Church with surrounding land
- Historic England list entry number: 1439679
- Built 1902-10 - Grade II listed 20th March 2017
- Church, scout hut, land totaling 0.74 Acres
- Church: 6,560 Sq.ft/basement: 4,500 Sq.ft
- Vendor may consider conditional sale STP
- £275,000 subject to contract
- Bridgewater Canal Conservation Area location

Location

The property is located fronting Chapel Street in Leigh with access also available from Robinson Street within the Bridgewater Canal Conservation Area.

- Wigan: 7.5 miles.
- Manchester: 14 miles.
- M60: 12 miles.
- East Lancs: 4 miles.



Description/Accommodation

St. Thomas Church is located fronting Chapel Street in Leigh with access also available from Robinson Street and provides a large Anglican church of 1902-10 by Richard Bassnett Preston of Preston and Vaughan, in Accrington brick with Runcorn red sandstone dressings, with later fittings designed by Sir Charles Archibald Nicholson and stained glass by J Powell and Archibald Keightley Nicholson.

The Church provides open plan accommodation including North Aisle, South Aisle, North East Vestry, Nave, Chancel (rising to 40ft) and Lady Chapel of around 6,560 Sq.ft. The Church also benefits from a large 4,500 Sq.ft basement with ceiling height of 11ft. The Church tower is 20ft square by 78ft to the top of the stone parapet (Historic England).

St Thomas Church is listed at Grade II for the following principal reasons: Design quality: Degree of survival: Association: Historic interest.

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 a 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

Rateable Value

Rateable value: N/A

Small Business Rates Multiplier 2021/22: 49.9p.

Interested parties are advised to make their own enquiries with Wigan Council: 01942 489 006.

Tenure

We understand the property has yet to be registered.
Details available from Agents MBRE.

Price/

£275,000 SUBJECT TO CONTRACT.

VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is not payable at the property.

Conditions

Subject to Contract and Restrictive covenants and Pastoral (Church Buildings Disposal) Scheme.

Grade II Listing



The listed building is shown coloured blue on the map. Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), structures attached to or within the curtilage of the listed building (save those coloured blue on the map) are not to be treated as part of the listed building for the purposes of the Act.

Buyer to make their own enquiries RE planning/listing.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

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. FEBRUARY 2022.