

**For
Sale**



Banks Methodist Church

Chapel Lane, Banks, Southport PR9 8EY

Former church & ancillary accommodation

PARKINSON
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Key Highlights

- **Prominent frontage to Chapel Lane**
- **Suitable for a variety of uses subject to necessary consents**
- **Pleasant village location close to amenities including shops & school etc**
- **Freehold**



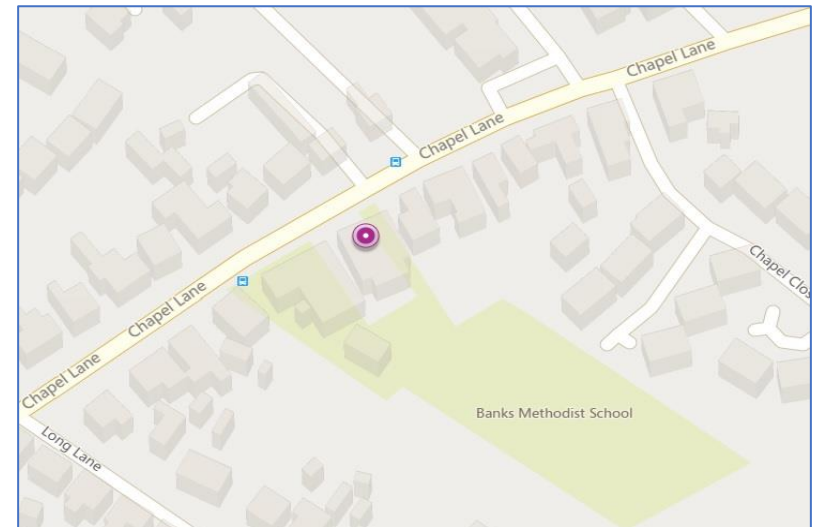
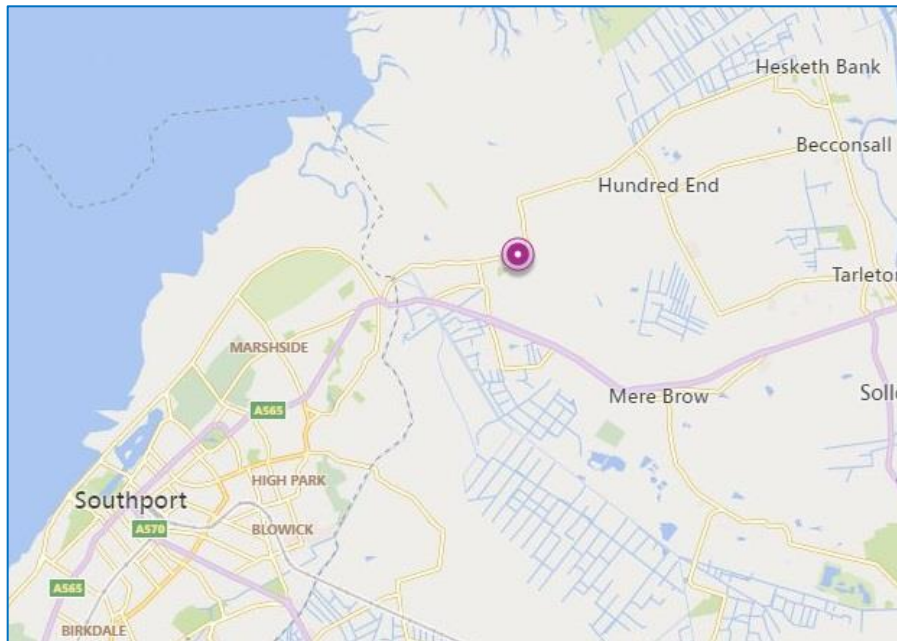
Location

The property occupies a prominent position with frontage to Chapel Lane which sits on the periphery of the village of Banks, a large coastal village in Lancashire approximately 4 miles north east of Southport. Surrounding land use is predominately residential along with swathes of agricultural land but there is significant other amenities on offer within proximity including shops, niche businesses and schools etc.



Description

The property comprises an original church building thought to have been constructed approximately 150 years ago. The original church is single storey and regular in shape being of brick structure above which sits a multi-apex slate covered roof. To the front of the main structure is a single storey addition providing porch/reception accommodation. To the rear of the main structure is a single storey more modern extension which is, again, of brick construction and having a flat roof and which provides WC facilities. The church sits within a rectangular site area with pedestrian accessibility to all elevations. The building is predominately an open plan church hall accessed from a porch/reception area with 2 preparation/storage rooms beyond the church hall with male and female WCs within the extended outrigger. There is a basement below, accessed externally which houses plant and provides some storage.





Services

We understand main services are connected to the property.



Sale Terms

The freehold interest of the property is placed on the open market with the benefit of vacant possession and with the guide price and further information available upon request. Please note that our client has preference for unconditional offers as opposed to offers which are conditional on matters such as gaining of planning permission etc.



Title

The property is understood to be held freehold. Further details can be provided upon request.



Accommodation

The premises provides the following the accommodation to gross internal area measurements as follows:

	SQM	SQFT
Porch/Reception	11.53	124
Main Church Hall/Worship Space	294.82	3,173
Area housing church organ	13.38	144
Room to west side of organ housing	16.22	175
Room to east side of organ housing	17.81	192
WCs	18.70	201
TOTAL	372.46	4,009

Note: plus basement which has not been measured



Planning

Specific enquiries have not been made with West Lancashire Borough Council Planning Department however we understand the property is not listed nor within a conservation area but is situated within the defined settlement boundary. Interested parties are advised to make enquires direct with West Lancashire Borough Council in relation to any planning related queries.





Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the issue of any legal documentation.



VAT

All figures quoted are exclusive of VAT. We understand from the Vendors that VAT is not applicable on this transaction however this should be clarified during the sale legal process.



EPC

The existing use of the property qualifies for an exemption from requiring an EPC all though future alternative uses will likely require an EPC to be completed



Further Information

Further information can be obtained from the **PRESTON** office and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

Anti Money Laundering –In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore, any proposed purchaser/tenant is to provide proof of identification and address and to confirm the source of funding.

Disclaimer - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract.

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**ENQUIRIES AND VIEWINGS STRICTLY BY
APPOINTMENT WITH THE AGENTS**

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