



**UNITED REFORMED CHURCH**  
**MAY SUIT ALTERNATIVE USES SUBJECT TO PLANNING**  
**712.32 SQ M (7,667 SQ FT) ON 0.133 ACRE SITE**

**FOR SALE**

**CHAPEL STREET & HOPE**  
**UNITED REFORMED CHURCH**  
**LAMB COURT**  
**SALFORD**  
**M3 6AF**

- ◆ **D1 Planning Consent**
- ◆ **May suit a variety of uses STPP**
- ◆ **Potential refurbishment/redevelopment opportunity**
- ◆ **Guide Price £350,000**
- ◆ **Grade II Listed**

## LOCATION

The subject property is located fronting Chapel Street, close to its junction with Bloom Street and New Bailey Street (A34), in the Salford Metropolitan Borough of Manchester.

Salford has become a major centre of higher education, home to the University of Salford. Salford's Media City UK is an eclectic mix of over 200 businesses, including the BBC and ITV.

The subject property benefits from excellent transport links, being situated within the M60 Orbital Network, the M60 can be accessed via The A6, A56 and the M602. Manchester City centre is within walking distance, as is the popular district of Spinningfields that offers a host of amenities including shops, restaurants and bars.

The property is located a few minutes walk from Salford Central station, which provides regular services to Manchester Victoria. The property is also well situated for Salford University campus, which is located approximately 0.7 miles away.

## DESCRIPTION

The subject property comprises a substantial church premises which, we understand, was originally constructed in 1819. The property is of a solid brick construction and is set beneath a hipped and slated roof covering.

The site itself extends to approximately 537.62 sq m (5,787 sq ft), or 0.133 acres.

From our enquires we understand the property is Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. We believe the main architectural historic interest is the Georgian front elevation.

To the property's front elevation, stone steps divide into two branches and lead to a stone balustraded platform serving the two main entrances. There are further entrances to the front elevation, that provide access to the basement level and also an additional entrance the ground floor to the rear of the right hand elevation.

Internally, the property is arranged over ground floor and basement levels

The premises are, as you would expect, presented in a traditional church-like configuration and specification. To the ground floor there is a main church hall space, vestry, entrance lobby, male and female WC's and a kitchen facility.

The basement, accessible internally via a lift, provides a further open plan community space, storage areas, kitchen, WC facilities and the boiler room.

The property has the benefit of a fully operational and DDA compliant platform lift.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Ground floor	369.50 sq m	(3,977 sq ft)
Basement	342.82 sq m	(3,690 sq ft)
<b>Total</b>	<b>712.32 sq m</b>	<b>(7,667 sq ft)</b>

\*Excluding balcony level

## TENURE

Freehold

## GUIDE PRICE

£350,000.

## METHOD OF SALE

Offers invited before **12 noon Thursday 21st October 2021**. Offers submitted thereafter may not be considered.

Offers to be provided in writing and emailed to [nbroughton@lambandswift.com](mailto:nbroughton@lambandswift.com) and [nswift@lambandswift.com](mailto:nswift@lambandswift.com) for consideration by our client. Our client reserves the right to accept any offer they wish to and they do not have to accept the highest offer received.

Please contact us to request confirmation of any offer requirements.

## VAT

VAT is not applicable.

## RATES

Not Applicable

## SERVICES

The mains services connected to the property include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## EPC

Not Applicable.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## VIEWING

Block viewings will be taking place on the following days between 11am-12pm:

Thursday 16th September 2021

Thursday 23rd September 2021

Thursday 30th September 2021

Please note the above are the only available viewings opportunities:

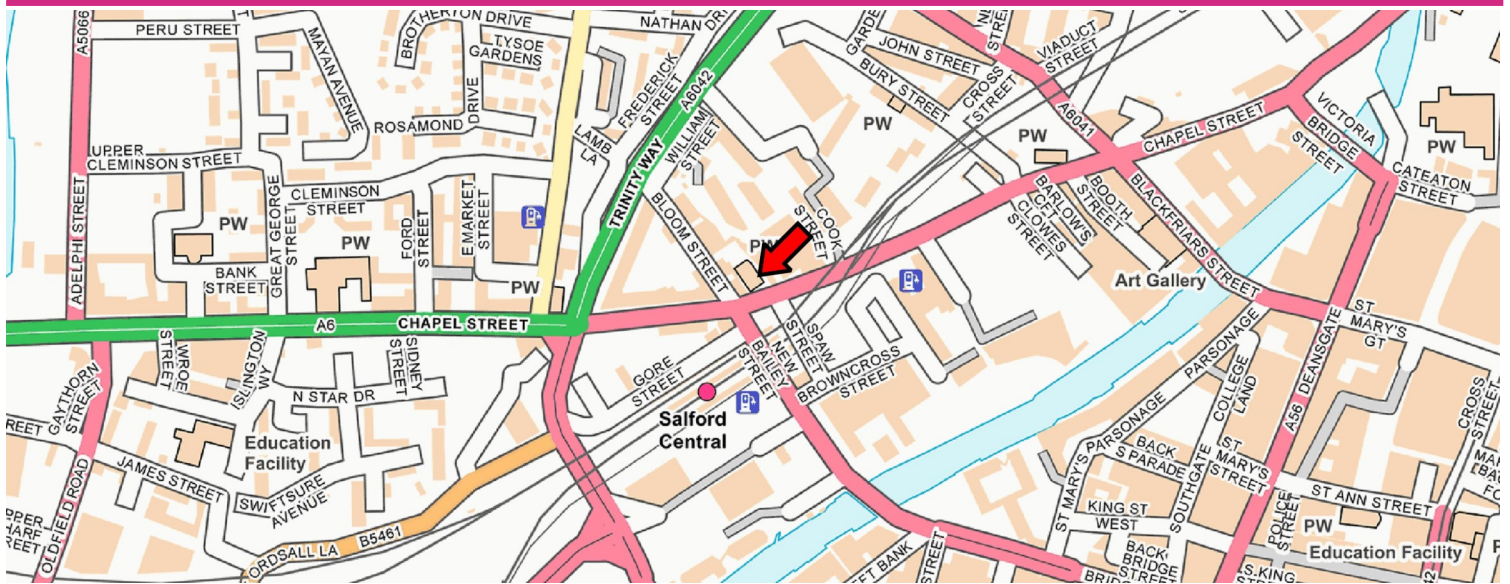
Contact: Nathan Broughton or Nick Swift

Telephone: 01204 522 275

Email: [nbroughton@lambandswift.com](mailto:nbroughton@lambandswift.com) or [nswift@lambandswift.com](mailto:nswift@lambandswift.com)

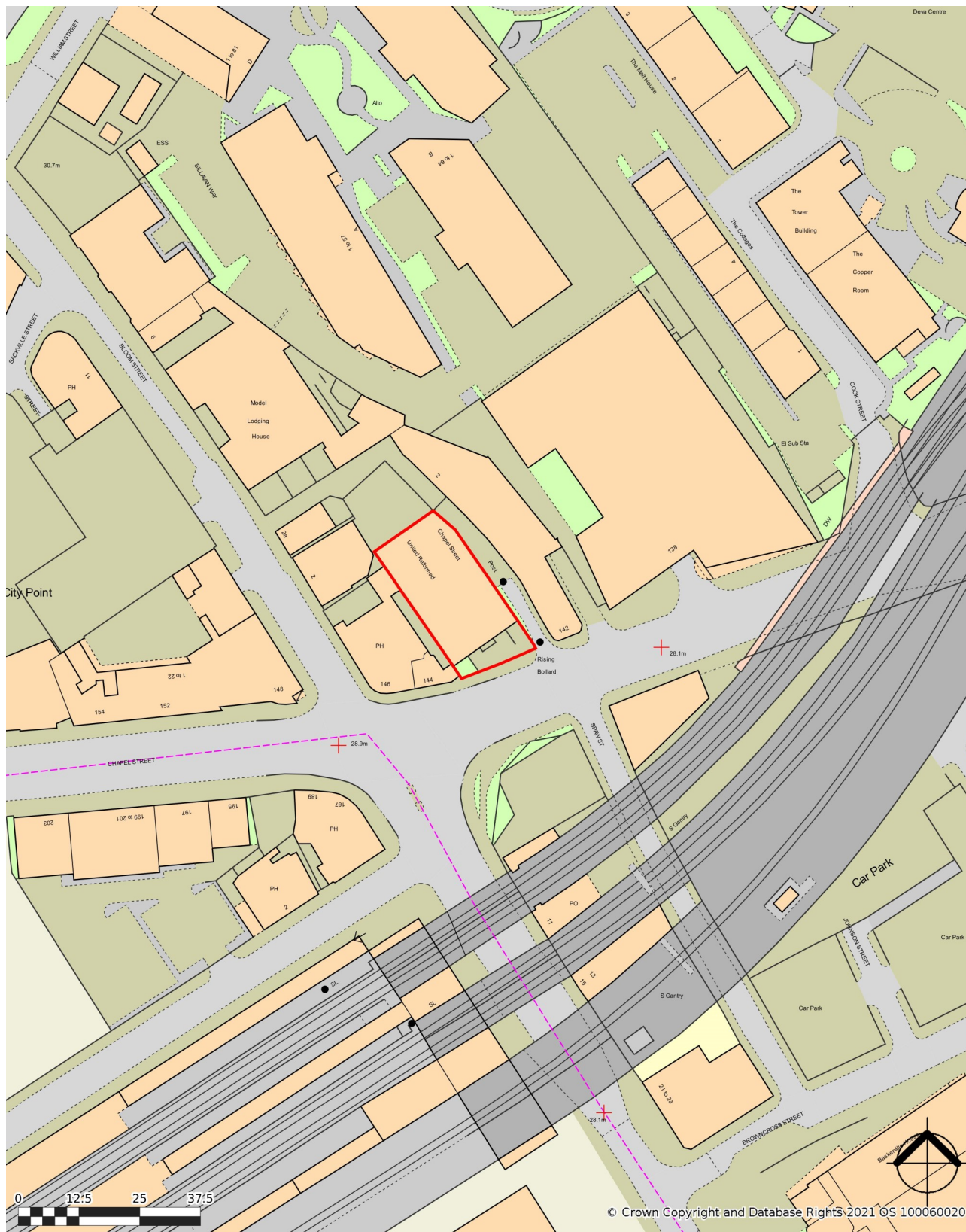
## Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser 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 Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



## Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser 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 Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



© Crown Copyright and Database Rights 2021 OS 100060020

## Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser 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 Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.