

FOR SALE

FORMER CHURCH PREMISES

SITE AREA OF 0.581 ACRES IN POPULAR LOCATION

MAY SUIT OTHER USES, CONVERSION OR REDEVELOPMENT - STPP

Lamb & Swift
Commercial Property

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GEORGE LANE UNITED REFORMED CHURCH
GEORGE LANE
BREDBURY
STOCKPORT
SK6 1DJ

Offers in the region of
£475,000

- Potential development opportunity subject to achieving appropriate planning consents
- May suit alternative uses subject to planning permission
- Main church hall, Sunday school and former scout hut building
- Includes a plot of land suitable for a dwelling only
- On-site parking
- Popular location with excellent transport links
- Fronting a busy main road
- 0.581 acre site
- To be sold by way of informal tender



LOCATION

The subject property is located in the town of Bredbury, which is within the Metropolitan Borough of Stockport. It lies around 8 miles (13 km) Southeast of Manchester City Centre and 2 miles (3.2 km) East of Stockport.

Bredbury is a fairly affluent commuter town, being served by a train station and main bus routes, which in turn, connects the town to several locations including Manchester City Centre, as well as being within easy reach of Stockport town centre.

The subject property is located upon George Lane, which in turn, connects with Hyde Road (A560) to the north and the Berrycroft Lane to the south. The property is within easy reach of the M60 Manchester Orbital Network at junction 25.

The immediate area is predominantly of a residential nature.

DESCRIPTION

The site itself extends to approximately 2,351.01 sq m (25,307 sq ft), or 0.581 acres. On the site sits a large detached church building, single-storey school building and another single storey building. Furthermore, there is a plot of land to the north of the site, that also forms part of this instruction, but which is held on a separate title.

The main church hall is of traditional construction, with brick elevations, set beneath pitched and slate roof coverings. The property provides for timber framed windows, including traditional stained-glass windows, in keeping with the nature of the property itself.

Internally, the main church building is arranged over ground floor only in a more traditional church like manner, providing for a main worship area, chancel, vestry and an organ, as well as a storage room, office/meeting room and a WC.

Located to the rear of the main church building, is the school building, which is accessed from within the car park area.

The school building is again, of traditional masonry construction and is set beneath a number of roof coverings, which includes, slate, asbestos, felt and metal profile sheeting.

The accommodation comprises of a main hall area with stage and both male and female WC's accessed off the hall area. There is a further room to the rear, which provides for a smaller hall area, with a good-sized kitchen. Behind the stage within the main hall, is access to a further good-sized room, which again has storage rooms and WC's situated off it.

The third building on the site is known as the 'scout hut', provides for basic single storey accommodation, which is of basic construction, including concrete panelled walls and clad elevations and is set beneath, what we assume to be a profile metal sheet roof covering. This element provides for majority open plan space, which includes a kitchen facility.

The property is situated on a reasonable sized site, and benefits from a reasonable allocation of off-road parking. The site is level and the built accommodation occupies approximately 40% of the subject site.

We are also advised that, the plot of land located to the north of the site, also forms part of this instruction, although is held on a separate title. The land is not used and has currently become overgrown. We are aware the land can only be used for a residential dwelling, although restrictive covenants on the land mean that access from Oldham Drive, cannot be used as a secondary access point to the overall site and indeed the plot of land.

ACCOMMODATION

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

Description	SQ M	SQ FT
Church Hall	296.55	3,192
School Building	360.01	3,875
Scout Hut	136.45	1,469
TOTAL	793.01	8,536

TENURE

Freehold Title Number LAN222546.

SERVICES

The mains services connected to the property to include water, gas fired central heating system, 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.

FOR SALE

Offers in the region of £475,000 exclusive.

VAT

VAT is applicable at the prevailing rate.

METHOD OF SALE

Offers invited **before 12 noon on Friday 16th June 2023.**

Offers submitted thereafter may not be considered.

Offers to be provided in writing and emailed to disherwood@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.

BUSINESS RATES

Not Applicable – The subject property is a place of worship and therefore exempt from rates.

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:

- Thursday 11th May 2023 – 1.00 pm to 2.00 pm
- Thursday 18th May 2023 – 1.00 pm to 2.00 pm
- Thursday 25th May 2023 – 1.00 pm to 2.00 pm
- Thursday 1st June 2023 – 1.00 pm to 2.00 pm

Please note, the above viewings will be the only opportunities.

Telephone: 01204 522275

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