

FOR SALE

Lamb & Swift
Commercial Property

FORMER CHURCH PREMISES

TOTAL SITE AREA OF 0.245 ha (0.61 ACRES)

MAY SUIT OTHER USES, CONVERSION, OR REDVELOPMENT - STPP

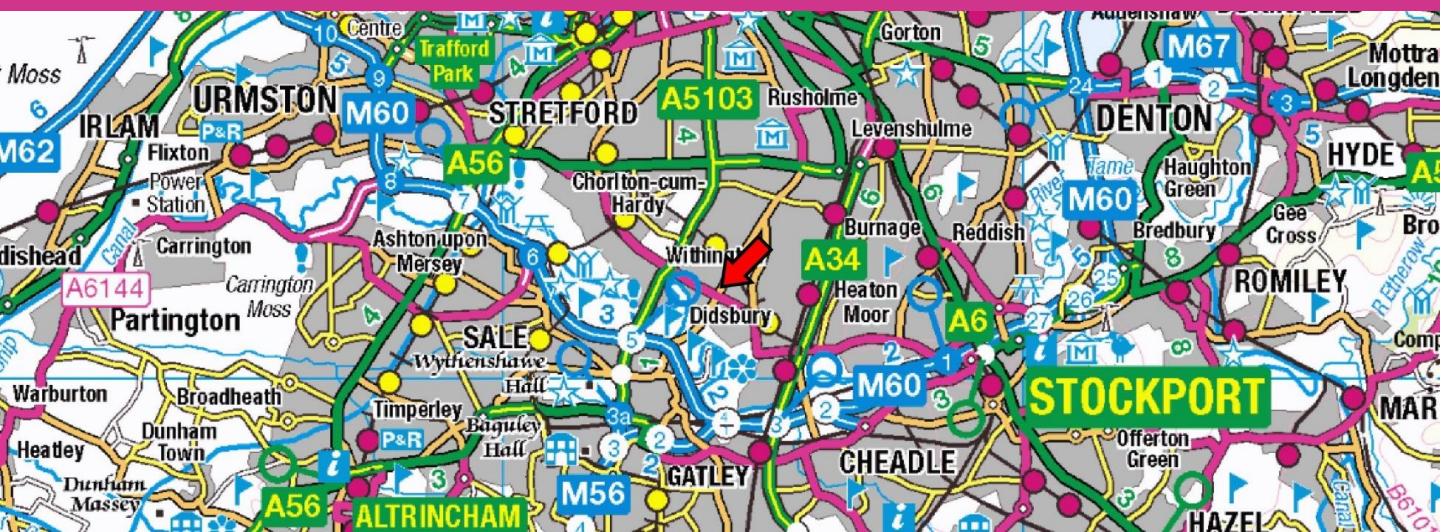
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DIDSBURY UNITED REFORMED CHURCH
1 PARKFIELD ROAD SOUTH
MANCHESTER
M20 6DA

Offers in the excess of
£550,000

- Potential development opportunity subject to achieving appropriate planning consents
- May suit alternative uses subject to planning permission
- Well established location on the northwestern fringes of Didsbury Town Centre
- Grade II Listed
- 0.61 acre site
- To be sold by way of informal tender



LOCATION

Didsbury is located approximately 4.5 miles to the south of Manchester City Centre. The area generally benefits from excellent communications, with direct access via the B5167 Palatine Road, the B5095 Wilmslow Road and the A34 Kingsway and Junction 1 of the M60 and M56 Motorway Intersection. The M60 Manchester Orbital Motorway provides ready access to the wider motorway network, including the M61, M66, M62 and M56 motorways.

Didsbury is served by a railway station where services to London Euston are available in approximately 2 hours and 36 minutes via Manchester Piccadilly, whilst East Didsbury has the added benefit of the Manchester Metrolink tram system.

DESCRIPTION

The subject property occupies a prominent broadly regular shaped and level plot fronting onto the B5167 Palatine Road, at its junction with Parkfield Road.

The site extends to approximately 0.245 ha (0.61 acres). On the site sits a substantial detached church premises built in 1901. The property was built in 1901 for a Presbyterian congregation, dedicated to St Aidan and formerly known as Grosvenor St Aidan.

This Grade II Listed building is constructed from Accrington brick and Westmorland slate with a short spire and unusual flying buttresses. The main focal point of the property is the Art-Nouveau style-stained glass windows with a different Saint featured in each one. These windows were made in a local Manchester workshop after being designed by Walter Pearce. There are also memorials for the fallen in both World Wars.

To the front elevation is a large arched entrance or, alternatively, the property may be accessed via the side entrance

Internally, the property is predominantly arranged across ground floor level and configured in a traditional church like manner with various associated rooms. There is a large sanctuary (main worship area) accessed via an entrance lobby from where there is access to a side store and WC. There is an organ within the sanctuary, together with an altar and seating to the majority of the remaining space.

To the rear of the building and accessed off various internal corridors, there is a large community hall area, a kitchen, session room and further WC's. In addition, a vestry can also be accessed through a side entrance lobby.

ACCOMMODATION

We have measured the property on a Gross Internal Area basis, in accordance with the RICS Property Measurement (2nd Edition), as follows: -

DESCRIPTION	SQ M	SQ FT
Ground Floor	637.92	6,865
Basement	71.87	773
TOTAL	709.79	7,638

TENURE

The property is held Freehold under Title No: MAN120227.

SERVICES

The mains services connected to the property 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 are invited in excess of £550,000.

VAT

We have assumed that VAT is not applicable upon the sale of the land and buildings. Prospective purchaser's should at all times seek their own specialist advice on VAT issues if they have any doubt about the effect on any transaction.

METHOD OF SALE

Offers invited **before 12 noon on Friday 10th November 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:

- Friday 13th October 2023 – 1.00pm to 2.00pm
- Friday 20th October 2023 – 1.00pm to 2.00pm
- Friday 27th October 2023 – 1.00pm to 2.00pm
- Friday 3rd November 2023 – 1.00pm to 2.00pm

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

Telephone: 01204 522275

Contact: David Isherwood

Email: disherwood@lambandswift.com

Lamb & Swift Commercial

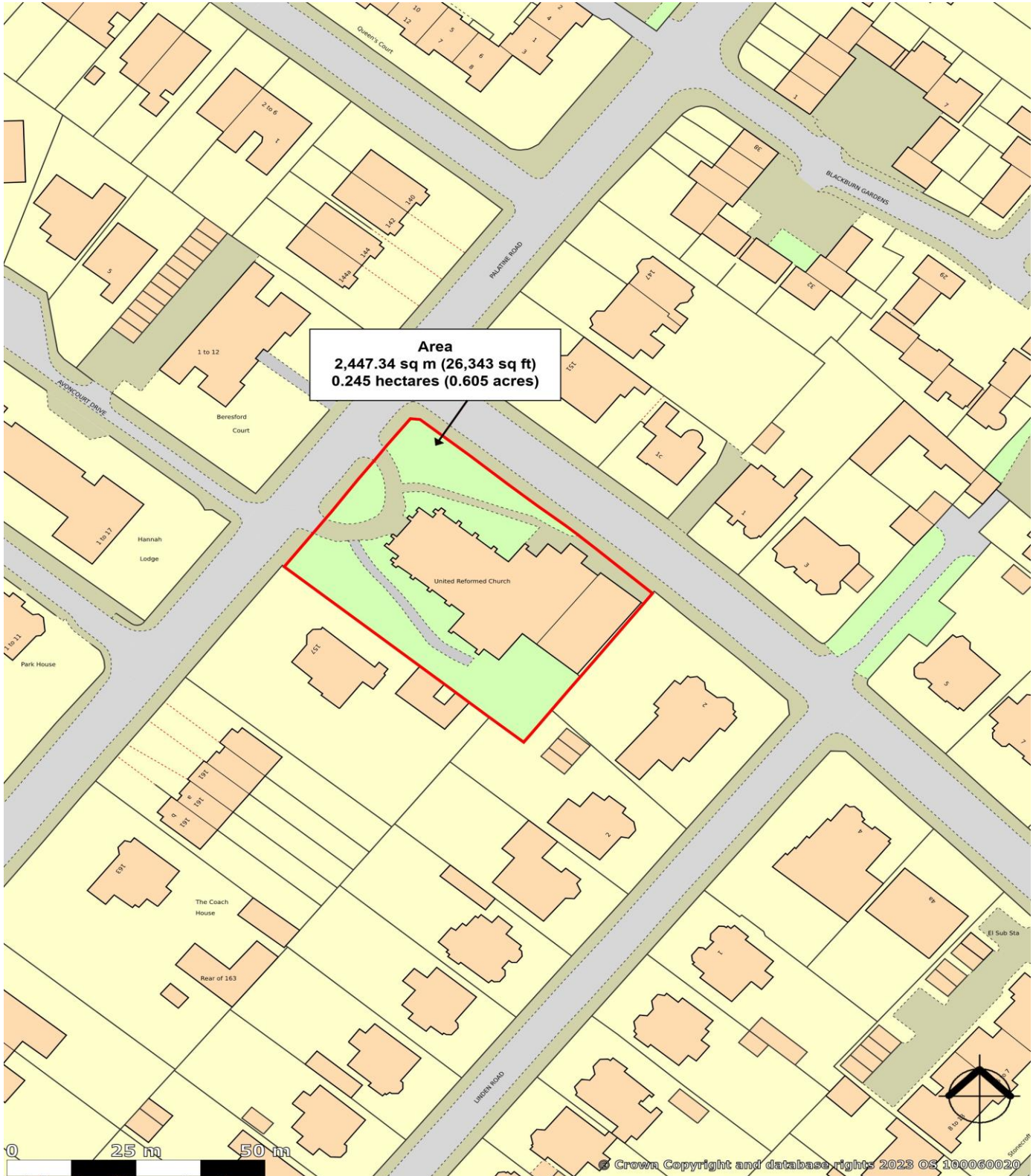
179 Chorley New Road

Bolton

BL1 4QZ







Site Map – For identification purposes only