



WESTHOUGHTON UNITED REFORMED CHURCH 690.78 SQ M (7,435 SQ FT)

FOR SALE

UNITED REFORMED
CHURCH
59 PARK ROAD
WESTHOUGHTON
BOLTON
BL5 3BX

- ◆ Sold with vacant possession
- ◆ Detached place of Worship
- ◆ May suit a number of uses or re-development STPP
- ◆ Sold by way of informal tender (last and final bids by 18th February 2022)
- ◆ Guide price £200,000

LOCATION

The subject property is located fronting Park Road, at its junction with Leigh Road, in Westhoughton. Westhoughton forms part of the Metropolitan Borough of Bolton, a major regional town which forms part of the Greater Manchester conurbation.

Westhoughton is situated 4 miles (6 km) South West of Bolton, 5 miles (8 km) East of Wigan and 13 miles (21 km) North West of Manchester. The M61 motorway lies approximately 0.5 miles (0.8 km) away and is accessed at Junction 5, which in turn, provides access to the wider National Motorway Network.

The subject property is located approximately 0.24 miles (0.39 km) from the centre of Westhoughton. Park Road is accessed off Chequerbent Roundabout, which in turn, is accessed from the A6 Manchester Road and the A58 Snydale Way. Park Road links with Cricketers Way to provide for the main route in to and out of Westhoughton. The immediate vicinity surrounding the property is occupied by traditional residential dwellings.

DESCRIPTION

The site which the properties lie on totals approximately 1,539.13 sq m (16,567 sq ft), or 0.380 acres. On the site, sits a substantial church premises which, we understand, was constructed in the late Victorian era. The property is of a solid brick construction and is set beneath a pitched and slated roof covering.

Internally, the property is arranged over ground, first and balcony levels. The premises are, as you would expect in the main, presented in a traditional church-like configuration and specification. The main church hall includes a single gallery with box pews and a central organ and pulpit to the rear.

In the same area there is a balcony with further pews, which can be accessed via two staircases to either side of the hall. Located to the rear of the hall are office and WC facilities.

The single storey element to the rear provides a single open plan space with associated kitchen and toilet facilities.

There is a further large open plan space, to the rear left hand side of the property, which has been fitted with a stage, with balcony above. The first floor, above this area is accessed via an internal staircase and provides a mixture of office and storage accommodation.

The single storey element has the benefit of separate access, to the rear elevation of the property. The main church space can be accessed via both the front and left hand elevation. There is DDA access to the property via the left hand elevation.

Externally, there is an enclosed yard space and there are further grounds to the main church accommodation, which are extensive, regular in shape and reasonably level. Within the rear yard area, there is a detached substation building and to both the right and left hand elevation, the grounds contain a number of headstones.

TENURE

Assumed Freehold.

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.

ACCOMMODATION

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

Ground floor	577.58 sq m	(6,217 sq ft)
First floor	113.20 sq m	(1,218 sq ft)
Total	690.78 sq m	(7,435 sq ft)

GUIDE PRICE

£200,000

VAT

VAT is not applicable.

METHOD OF SALE

Offers invited before 12 noon on Friday 18th February 2022.

Offers submitted thereafter may not be considered.

Offers to be provided in writing and emailed to akerr@lambandswift.com and nbroughton@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.

RATES

Not Applicable

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:

- * 17th January 2022 10.30am—11.30am
- * 24th January 2022 10.30am—11.30am
- * 31st January 2022 10.30am—11.30am
- * 7th February 2022 10.30am—11.30am

Please note the above are the only available viewings opportunities:

Contact: Andrew Kerr or Nathan Broughton

Telephone: 01204 522 275

Email: akerr@lambandswift.com or nbroughton@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.



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