

# FOR SALE

**FORMER CHURCH PREMISES**

**SITE AREA OF 0.581 ACRES IN POPULAR LOCATION**

**MAY SUIT OTHER USES, CONVERSION OR REDVELOPMENT - 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 sat 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        |
| <b>TOTAL</b>    | <b>793.01</b> | <b>8,536</b> |

### 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 16<sup>th</sup> June 2023.**

Offers submitted thereafter may not be considered.

Offers to be provided in writing and emailed to [disherwood@lambandswift.com](mailto: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

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

### 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 11<sup>th</sup> May 2023 – 1.00 pm to 2.00 pm
- Thursday 18<sup>th</sup> May 2023 – 1.00 pm to 2.00 pm
- Thursday 25<sup>th</sup> May 2023 – 1.00 pm to 2.00 pm
- Thursday 1<sup>st</sup> June 2023 – 1.00 pm to 2.00 pm

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

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**Lamb & Swift Commercial**

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#### 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.



