

FOR SALE

BESSES O' TH' BARN CHURCH

POTENTIAL DEVELOPMENT OPPORTUNITY STPP

1,106.75 SQ M (11,913 SQ FT)

Lamb & Swift
Commercial Property

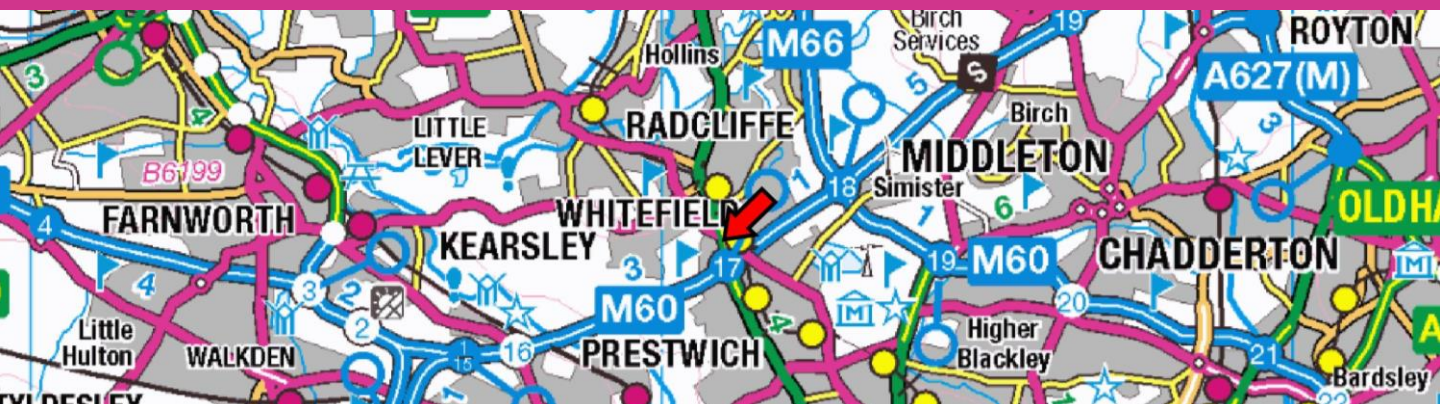
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**BESSES O' TH' BARN URC
BURY NEW ROAD
WHITEFIELD
MANCHESTER
M45 7EL**

Offers in the region of
£750,000

- Potential development opportunity subject to achieving appropriate planning consents
- May suit alternative uses subject to planning permission
- Well established location within the Whitefield district of Manchester
- Highly prominent location
- 0.481 acre site
- Grade II Listed
- To be sold by way of informal tender



LOCATION

The subject property is located within the Besses O' Th' Barn area of Whitefield, which forms part of the Metropolitan Borough of Bury, a major regional town which forms a part of the Greater Manchester conurbation.

Whitefield is situated upon the South Bank of the River Irwell, some 3 miles (4.8km) south south-east of Bury Town Centre and 4.9 miles (7.9km) to the north north-west of the city of Manchester. Bury town centre lies due north of the property, accessed via the A56. Prestwich and the M60 Manchester Orbital Motorway both lie to the south. From the M60 Manchester Orbital Motorway, at Junction 17, access is available to the M66 and M62 motorways.

The property is, therefore, well positioned being on the fringes of both Whitefield and Prestwich district centres and has ready access to all of those facilities available within the same, as well as having excellent motorway connectivity via the M60/M62 and further connectivity as a result of the ready access to the Manchester Metrolink system.

DESCRIPTION

The property itself comprises of a substantial detached church premises and associated buildings, construction of which was completed in 1865. This Grade II Listed building was first listed by English Heritage in 1985. The short entry in the Register describes the building as being constructed in a Gothic revival style. The building is described as a low spreading complex, conspicuously sited at the fork between Bury New Road and Bury Old Road. Incorporating decorative red brick band detailing and with window heads and tympana in other colours, there are short transepts with similar gables. Furthermore, to the east end of the building there are steep slate covered gables with one to the north and two to the south.

Internally, the property is predominantly arranged across ground floor level and configured in a traditional church like manner with various associated rooms. Aside from the main entrance into the sanctuary, there are stairwells set to either side that lead to a first-floor balcony area above the organ, whilst other balconies sit either side of the altar, together with additional storage rooms. There are various other rooms including a vestry, disabled WC and separate male and female WC's, a range of storerooms, a substantial hall with associated stage and back of stage, a large kitchen, further hall, together with a range of first floor rooms/classrooms, previously used, in part, by a dance school.

The property also includes for a number of modest basement cellar areas, accessed at different points throughout the building. Each offers an element of basic dry storage space.

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	735.05	7,912
First Floor	291.62	3,139
Cellars	80.08	862
TOTAL	1,106.75	11,913

TENURE

The property is held Freehold.

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.

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.

FOR SALE

Offers in the region of £750,000.

VAT

We have assumed that VAT is not applicable upon the sale of the land and buildings. Prospective purchasers 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 are invited before **12 noon on Friday 3rd May 2024.**

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.

VIEWING

Block viewings will be taking place on the following days:

- Friday 5th April 2024 – 1.00pm to 2.00pm
- Friday 12th April 2024 – 1.00pm to 2.00pm
- Friday 19th April 2024 – 1.00pm to 2.00pm
- Friday 26th April 2024 – 1.00pm to 2.00pm

Plus other opportunities if required.

Telephone: 01204 522275

Contact: David Isherwood

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