

# FOR SALE

FORMER CHURCH PREMISES

TOTAL SITE AREA OF 0.414 ha (1.022 ACRES)

MAY SUIT OTHER USES, CONVERSION, OR REDEVELOPMENT - STPP

Lamb & Swift  
Commercial Property

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**REVIDGE FOLD UNITED REFORMED CHURCH**  
**SHEAR BROW**  
**BLACKBURN**  
**BB1 8DS**

Offers in excess of  
**£500,000**

- Potential development opportunity subject to achieving appropriate planning consents
- May suit alternative uses subject to planning permission
- 0.414 hectare (1.022 acre) site
- Extensive main road frontage within well established location approximately 1 mile north of Blackburn town centre
- To be sold by way of informal tender



### LOCATION

The subject property is located within the Four Lane Ends district, on the northern fringes of Blackburn Town Centre. Blackburn is a substantial northwest Lancashire town located approximately 28 miles North of Manchester, 9 miles to the East of Preston and 5 miles from Accrington.

The town benefits from good road communications via the M65 motorway, running directly towards the South, that gives access to Junction 31 of the M61 motorway, at its interconnection with the M6, approximately 7 miles to the West. There is also access via the M65 and A56 dual carriageway, to the M66, towards the North of Manchester, giving access to the M60 and M62. The town is therefore well placed in geographic terms and benefits from good road communications to neighbouring towns and cities.

The property sits within a well-established majority residential area with a range of commercial and education buildings located across from the site.

The subject property, which is assessed direct from the B6232 Shear Brow and in turn, Colenso Road, has extensive frontage onto and sits in an elevated position fronting Shear Brow.

### DESCRIPTION

The subject premises comprise of two interlinked buildings of differing constructional styles, which are set upon a slightly irregular shaped and gently sloping site.

We understand that the current church dates from 1926 and the associated halls from 1974/5.

The church itself, which is of traditional dressed stone construction, is set beneath a pitched and slated roof covering. An entrance porch/lobby leads into the main sanctuary which also includes for an altar area and organ room, together with a choir vestry, main vestry and a variety of corridors, WC and store areas. Stone steps lead down to the basement cellar/boiler room.

Aside from the traditional church premises, the site also includes for a more recent addition in the form of an extensive Church Hall and associated facilities that was constructed, as outlined above, in around 1974/1975.

These substantial interlinked premises are constructed in a double height configuration with ancillary lower ground level element due, in part, to the topography of the subject site. The lower ground level accommodation is utilised, primarily, for ancillary storage purposes.

The main church hall premises are of traditional brick construction being set beneath a series of flat roof coverings. The premises include for a generous entrance lobby area from which the majority of the rooms radiate. These include offices, storerooms, a kitchen, chapel and generous multi-function church hall with stage area and storage, together with various WC's and ancillary accommodation.

The buildings are set upon a generous site that includes for various garden areas/lawned areas, together with a substantial tarmac surfaced car park.

### ACCOMMODATION

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

| DESCRIPTION                 | SQ M          | SQ FT         |
|-----------------------------|---------------|---------------|
| Church                      | 352.47        | 3,795         |
| Church Hall/1970s Extension | 634.45        | 6,830         |
| <b>TOTAL</b>                | <b>986.92</b> | <b>10,625</b> |

### TENURE

We have assumed the property to be held by way of a Freehold title and free from chief rent. We await further information in this respect from the client but have assumed good marketable title with no onerous burdens, or encumbrances, affecting title.

### SERVICES

The mains services connected to the property include water, a 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 excess of £500,000.

### 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 28<sup>th</sup> February 2025.**

Offers submitted thereafter may not be considered.

Offers are 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.

### VIEWING

Block viewings will be taking place on the following days:

- Friday 31<sup>st</sup> January 2025 – 1.00pm to 2.00pm
- Friday 7<sup>th</sup> February 2025 – 1.00pm to 2.00pm
- Friday 14<sup>th</sup> February 2025 – 1.00am to 2.00pm
- Friday 21<sup>st</sup> February 2025 – 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](mailto:disherwood@lambandswift.com)

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## Site Plan

