

FOR SALE

FORMER CHURCH PREMISES

TOTAL SITE AREA OF 0.067 ha (0.166 ACRES)

MAY SUIT OTHER USES, CONVERSION OR REDVELOPMENT - STPP

Lamb & Swift
Commercial Property

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BLACKFORD BRIDGE UNITED REFORMED CHURCH
692 MANCHESTER ROAD
BURY
MANCHESTER
BL9 9TQ

Offers in excess of
£250,000

- Potential development opportunity subject to achieving appropriate planning consents
- May suit alternative uses subject to planning permission
- Prominent position fronting onto the A56 Manchester Road, between Bury and Whitefield
- 0.067 hectare (0.166 acre) site
- To be sold by way of informal tender



LOCATION

Blackford Bridge is situated some 1.6 miles (2.6 km) due south of Bury Town Centre and 7 miles (11.2km) due north of the city of Manchester. Whilst 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 subject property itself is located fronting direct onto the A56 Manchester Road at its junction with Roach Street and almost directly across from Hollins Brow, which links, via Croft Lane and Pilsworth Road, to Junction 3 of the M66. Manchester Road is the main arterial link between Bury and Manchester.

DESCRIPTION

The property comprises of an effective semi-detached church premises constructed in around 1888.

The subject property is of traditional stock brick construction with some stone detailing, the same being set beneath a steeply pitched and slated roof covering. The property benefits from a tarmacadam surfaced car park set to the left-hand elevation, over which rights are reserved in favour of the adjoining nursery premises. There is also a Deed of Grant across the car park in favour of Electricity North West.

Internally, the property is arranged largely across ground floor level and is configured in a traditional church like manner with various associated rooms. Upon entry into the property, an internal entrance lobby leads through to a further internal lobby area with decorative stained glass/timber panelling, off which are located the disabled access WC facilities. Set to the other side of the decorative stained-glass panelling is a meeting room and kitchen area.

The remainder of the ground floor space comprises of the main sanctuary, together with a very modest vestry area set within one corner, adjacent to the altar, which sits at the Manchester Road frontage. Set within the opposite corner of the sanctuary, directly across from the vestry, at the opposite side of the altar, is a further room containing various meters and such like.

Finally, accessed off the internal hallway, close to the main pedestrian entrance into the church, is a timber stairwell that leads to a tiered first-floor balcony area overlooking the sanctuary.

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
Entrance/Meeting Room/Kitchen/WC's	59.04	636
Sanctuary (Main Church)	150.66	1,622
Vestry/Corridor	7.42	80
First Floor (Tiered Balcony)	35.52	382
TOTAL	252.64	2,720

TENURE

We understand the property to be held by way of a Freehold Title under Title Number MAN184165.

We understand the adjoining nursery premises to have a right of way over the car park but they shall not park vehicles upon, or otherwise obstruct, the land. In addition, a Deed of Grant has been entered into with Electricity North West to allow them to put underground cables under the area coloured yellow on the attached plan. The same shall be kept open and unbuilt upon.

SERVICES

The mains services connected to the property include an electricity supply, water 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

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.

FOR SALE

Offers in excess of £250,000.

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 28th February 2025.**

Offers submitted thereafter may not be considered.

Offers are 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 31st January 2025 – 10.00am to 11.00am
- Friday 7th February 2025 – 10.00am to 11.00am
- Friday 14th February 2025 – 10.00am to 11.00am
- Friday 21st February 2025 – 10.00am to 11.00am

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

Telephone: 01204 522275

Contact: David Isherwood

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Site Plan



