

FOR SALE

FORMER CHURCH PREMISES

TOTAL SITE AREA OF 0.075 ha (0.185 ACRES)

MAY SUIT OTHER USES, CONVERSION OR REDVELOPMENT - STPP

Lamb & Swift
Commercial Property

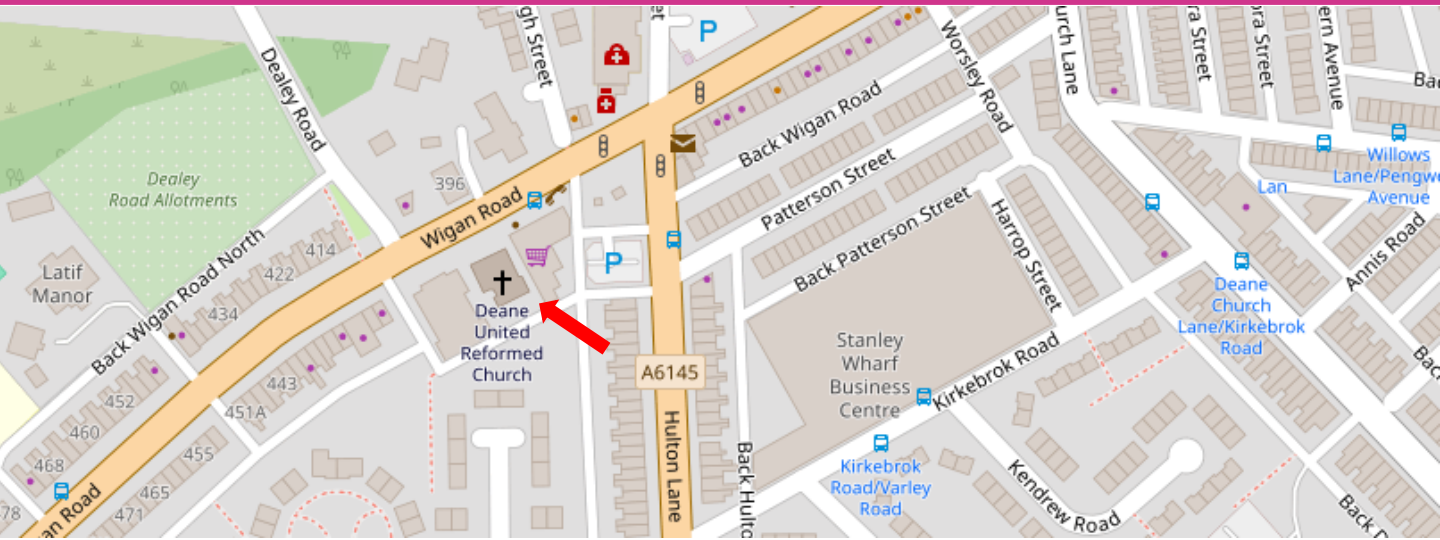
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DEANE UNITED REFORMED CHURCH
387 WIGAN ROAD
BOLTON
BL3 4QJ

Offers in excess of
£275,000

- Prominent position fronting onto the A676 Deane Road
- 0.075 hectare (0.185 acre) site
- To be sold by way of informal tender
- Potential development opportunity subject to achieving appropriate planning consents
- May suit alternative uses subject to planning permission



LOCATION

The property is situated in the established Deane area of Bolton, approximately 2 miles west of the town Centre. Bolton occupies a strategic position in the Northwest, around 18 km northwest of Manchester, 28 km south east of Preston and 18 km south of Blackburn.

The town benefits from excellent road connectivity, with Junction 5 of the M61 just 3 km away, providing onward access to the M60 and the wider regional motorway network. Bolton is also served by regular rail services to Manchester, Preston and Carlisle, while Manchester Airport lies approximately 29 km to the south east.

The property holds a prominent position on the A676 Deane Road, close to its junction with Hulton Lane, within a well-established mixed commercial and residential location. Deane Road is a key arterial route linking the town Centre with the M61, Westhoughton and surrounding areas.

DESCRIPTION

The property occupies a regular, broadly level site with a paved forecourt to the front, enhanced by garden areas to the side and rear. Pedestrian access is available from Back Wigan Road.

Constructed in the late Victorian era (circa 1880), the property comprises a traditional red brick church hall beneath pitched slate roofs, with an additional wing to the rear set at right angles, featuring a transverse roof with hipped detail.

The property retains a mix of timber and Upvc windows, including a number of original stained-glass features, contributing to its character. Internally, the accommodation is arranged over ground floor and includes an entrance lobby leading to the main worship area, together with vestries and ancillary storage. A kitchen and WC facilities are also provided. The sanctuary benefits from painted plaster finishes and exposed timber beams.

A basement cellar, accessed from the rear vestry, provides ancillary open-plan storage and service meters.

TENURE

We understand the property to be held by way of a Freehold Title under Title Number GM58520.

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 Lobby | 5.0 | 54 |
| Sanctuary | 186.11 | 2,003 |
| Kitchen | 17.99 | 194 |
| Disabled WC | 5.27 | 57 |
| WC/Storage | 8.58 | 92 |
| Choir Vestry | 25.24 | 272 |
| Minister's Vestry | 10.92 | 118 |
| Rear Corridors/Ancillary | 12.31 | 133 |
| TOTAL | 271.42 | 2,923 |

COVENANTS

The property is subject to standard historic covenants restricting certain uses including the manufacture of goods, operation as a licensed premises, or use as a political club, without prior consent. The covenants also require that the property is not used in a manner that may cause nuisance or disturbance to the surrounding area.

SERVICES

The mains services connected to the property include an electricity supply, water supply, gas 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 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 £275,000.

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 29th May 2026**.

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 1st May 2026 – 10.00am to 11.00am
- Friday 8th May 2026 – 10.00am to 11.00am
- Friday 15th May 2026 – 10.00am to 11.00am
- Friday 22nd May 2026 – 10.00am to 11.00am

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

Telephone: 01204 522275

Contact: David Isherwood

Email: disherwood@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ





Site Plan

