

**FOR
SALE**



Grade II Listed Former Church

318.28m² (3,426 Sq Ft)

Site Area Approx 0.75 Acre

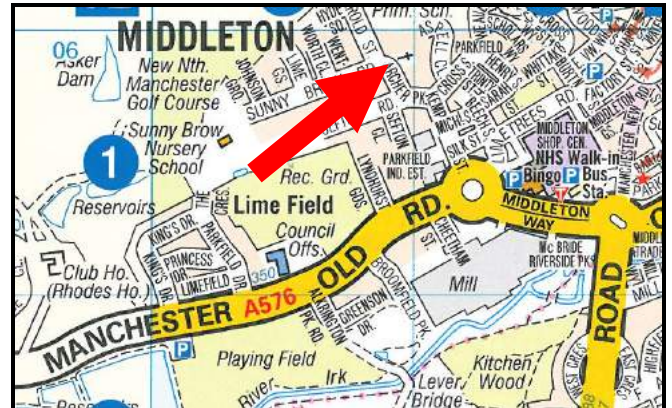
**Parkfield Holy Trinity Parish Church
Archer Park
Middleton
Manchester M24 4AH**

- Close to Middleton Town Centre
- Pleasant residential location

0161 833 9797
www.wtgunson.co.uk

Location

The property is located on the north east side of Archer Park in Middleton, Manchester. Middleton Town Centre is approx. 1 mile south east of the subject property. Rochdale Road (A664) is within close proximity and provides easy access to Junction 20 of the M60 motorway approx. 2 miles to the south. Middleton is situated approx. 5 miles west of Oldham, 6 miles south of Rochdale and 6 miles north of Manchester City Centre.



General Description

The property comprises an attractive former church premises of traditional stone construction beneath a pitched slate roof. The property sits on a site of approx. 0.75 acre.



Accommodation

As measured on a gross internal basis in accordance with the RICS Property Measurement 1st Edition, the area of the property is as follows:-

318.28m² (3,426 sq ft)

Planning

We are informed that the Local Planning Department have a preference for the building to be used for a D1 use and that a period of marketing should take place before any residential uses are considered. However, initial discussions have indicated that conversion to two dwellings is likely to be acceptable.

Purchase Price

Offers in the region of £175,000.

Tenure

Freehold – subject to the standard terms and conditions of the Church Commissioners.

VAT

All figures quoted are exclusive of but may be liable to VAT.

Viewing

By appointment with the sole agent:

W T Gunson for the attention of:
Neale Sayle Neale.Sayle@wtgunson.co.uk

Date of Preparation 19/06/17

General information

Restrictive covenants and Pastoral (Church Buildings Disposal) Scheme

Restrictive covenants will be included in the transfer of the property to ensure that the approved development is carried forward. Further details of these are available from the agents.

A closed Church of England church is sold under special legal provision - a Pastoral (Church Buildings Disposal) Scheme is the legal document empowering the Church Commissioners to sell a closed church for a specific use. The sale of the church would, therefore, be subject to the making of such a scheme following public consultation. Further details about the procedures involved may be found on the Commissioners' web-site at www.ccpastoral.org.

SITE PLAN

