

**ON BEHALF OF THE UNITED REFORMED CHURCH**

**FOR SALE**

**BAGULEY URC CHURCH  
FLOATSHALL ROAD  
BAGULEY  
M23 1JB**



Total Area: 2736 Sq Ft Accommodation  
Site Area: 2015 Sq.M 0.52 Acres Approx

**LOCATION & DESCRIPTION**

The property fronts Floatshall Road at its junction with Oakmoor Road. Floatshall Road connects Hall Lane and Southmoor Road, and is parallel to Altrincham Road (A560) which connects with Junction 1 of the M56 motorway. The area is predominantly residential and there are regular bus services past the property.

It comprises a purpose built place of worship which is now surplus to requirements. Constructed of brick under a tile roof, there is also a flat felted roof to the rear.

**ACCOMMODATION (all areas are approximate)**

Main worship area	1351 Sq Ft
Vestry	87 Sq Ft
Stage	392 Sq Ft
Stores	131 Sq Ft
Kitchen	91 Sq Ft
Dining Hall	493 Sq Ft
Meeting Room	211 Sq Ft
Toilets	

Total Site Area: 2015 Sq.M (0.52 Acres) approx

**PLANNING**

The property has the benefit of its existing D1 use consents as a place of worship. The area is residential in its nature and any change of use will need to be compatible with this status. Prospective purchasers are advised to contact the Local Planning Authority on 0161 234 5000 to discuss the feasibility of their proposals.

### SERVICES

All mains services are connected to the property

### Viewing

By appointment only with Longden and Cook 0161 737 0111

**For further information please contact Peter Townley on 0161 737 0111 or 07970 225019**

### PRICE

Offers in the region of **£300,000 (Three Hundred Thousand Pounds)** are invited.

