

ON BEHALF OF THE UNITED REFORMED CHURCH

FOR SALE

GREAT HARWOOD URC CHURCH BARNMEADOW LANE GREAT HARWOOD BB6 7AB



Total Area: 3434 Sq Ft Approx
Site Area: 0.5 Acres Approx

SITUATION & DESCRIPTION

Great Harwood is situated to the east of Blackburn and north of Accrington and is a short distance from Junctions 6 & 7 of the M65 motorway. The property fronts Barnmeadow Lane, just off Queen Street close to its junction with Blackburn Road (B6535) and near the shopping area of Great Harwood.

It comprises a former school dating from about 1878 and which has been extended and adapted to its current use. It is of stone, brick and render under a main roof of slate with smaller flat or corrugated asbestos roofs.

ACCOMMODATION (all areas are approximate)

Main worship area	1948 Sq Ft
Vestry	298 Sq Ft
Committee room	425 Sq Ft
Nursery	203 Sq Ft
Kitchen	219 Sq Ft
Studio	<u>341 Sq Ft</u>

Total: 3434 Sq Ft

Total Site Area: 0.5 Acres approx

TENURE

The majority of the site is held Freehold, with a small section being long leasehold subject to a nominal ground rent.

PLANNING

The property is within the Urban Boundary, but inside the retail area of Great Harwood. The building has the benefit of its existing use classification D1 as a place of worship.

Prospective purchasers are advised to make their own enquiries of the Local authority on 01254 388111 to determine the feasibility of their proposals.

SERVICES

All mains services are connected to the property

PRICE

Offers in the region of **£110,000 (One Hundred and Ten Thousand Pounds)** are invited.

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

