

On Behalf of The Diocese of Manchester

FOR SALE

**Former Parish Church of St Luke
Buckley Street
Chadderton
OL9 9HU**



Approx 6367 Sq Ft Accommodation
Car Park for Approx 15 vehicles
Site Area 0.58 Acres Approx

LOCATION & DESCRIPTION

The property is approached from Broadway (A663) which connects the A627 (M) and Junction 21 of the M60 motorway. It is close to the junction with Middleton Road (A669) and is accessed via Stockfield Road.

It is in an established residential area and is convenient for motorway access. It comprises a purpose built place of worship dating from around 1883 and has remained almost unaltered since its construction. It is predominantly of stone outerskin construction under a slate roof and has an internal headroom of approximately 50 ft to the nave.

ACCOMMODATION (all room sizes are approximate)

Nave	4590 Sq Ft
Chancel	1195 Sq Ft
Meeting Room	187 Sq Ft
Vestry	189 Sq Ft
Kitchen	<u>206 Sq Ft</u>
Total	6367 Sq Ft

Outside tarmacaded car park for approx 15 vehicles

Total site Area: 0.58 Acres

TENURE

Freehold subject to the Church Commissioners standard conditions of sale.

PLANNING

The property is Listed Grade II as a building of historic or architectural importance and as such is expected to remain. It has an existing use consent (D1) as a place of worship, although the area is predominantly residential in its nature. Other uses within this class include medical centres, nurseries, children's nurseries, public exhibition centres and educational facilities. Prospective purchasers are advised to contact the Local Planning Authority to discuss the feasibility of their proposals on 0161 770 4105.

Initial discussions with the Planning Authority indicate that alternative uses should have regard to Policies C1.7 and C 1.8 of the Adopted Unitary Development Plan which can be viewed in detail on the Local Authority website.

VIEWINGS

By appointment only through Longden and Cook Commercial 0161 737 0111

PRICE

Offers in the region of **£200,000 (Two Hundred Thousand Pounds)**

