

ON BEHALF OF CHESTER DIOCESAN BOARD OF FINANCE

FOR SALE

THE FORMER ST STEPHEN'S CHURCH & ADJACENT LAND BENNETT STREET HYDE SK14 4SS



Gross Internal Area: 5139 Sq Ft Approx
Site Area: 1.28 Acres Approx

LOCATION

The property fronts Bennett Street between its junction with Dukinfield Road (A627) and Old Road (B6170) about ½ mile north of the centre of Hyde. Junction 3 of the M67 motorway is nearby and the area is a mix of residential and employment uses, developed during the late 19th century with later infill developments.

DESCRIPTION

It comprises a purpose built place of worship completed about 1891 and is of stone external skin under a pitched slate roof with rainwater goods of metal where not replaced in pvc. The boundary walls to the church are of stone, and to the rear is a further area for development subject to planning. The building is now surplus to requirements.

ACCOMMODATION (all areas are approximate)

Chancel	952 Sq Ft
Nave	1258 Sq Ft
Hall	1634 Sq Ft
Dining area	549 Sq Ft
Kitchen	87 Sq Ft
Choir Vestry	154 Sq Ft
Vestry	342 Sq Ft
Organ Chamber	163 Sq Ft
Total	5139 Sq Ft

Church site 0.46 acres
Land to rear 0.82 acres

TENURE

The property has recently been deconsecrated and is offered freehold. We understand there are no burials of human remains on the site.

GENERAL INFORMATION

Restrictive covenants and Pastoral (Church Buildings Disposal) Schemes

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. Known as a Pastoral (Church Buildings Disposal) Scheme, this is the legal procedure and documentation 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 a period of public consultation. Further details about the procedures involved may be found on the Commissioners' web-site at www.ccpastoral.org.

PLANNING

The property has the benefit of its existing use (D1) of the Use Classes order, being a place of worship. Included in this category are medical centres and schools/nurseries. The immediate area is of employment uses with residential properties closeby. Prospective purchasers are advised to discuss their proposed use with the Local Planning Authority on 0161 342 4460 to determine the feasibility of their proposals.

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 **£180,000 (One Hundred and Eighty Thousand Pounds)** are invited.

