

**On Behalf of The Diocese of Manchester
FOR SALE**

**The Former St Edmund's Church
Edmund Street
Falinge
Rochdale
OL12 6QF**



Gross internal area 461 M² (4963 Sq Ft) Approx

Site Area 0.175 ha (0.43 Acres) Approx

SITUATION & DESCRIPTION

The property is located a short distance north of Rochdale town centre between Spotland Road (A680) and Falinge Road (B6377) at the junction of Edmund Street and Clement Royd Street. The area is generally residential and the property occupies a prominent island site.

Dating from around 1873, the building is of stone under a slate roof in a cruciform design. Internally there are a number of important details, particularly the fine roof timbers. The quality of the internal fittings is particularly noted even in a church building.

ACCOMMODATION (all areas are approximate)

Main Worship Area	443 Sq.M	(4769 Sq.Ft)
Vestry	<u>18 Sq.M</u>	<u>(194 Sq.Ft)</u>
Total	461 Sq.M	(4963 Sq Ft)

Total Site Area: 0.175 ha (0.43 Acres)

Tenure

To be offered Freehold subject to the Church Commissioners' standard terms of sale for a former Place of Worship

PLANNING

The building is listed Grade II as a building of historic or architectural merit, and as such is expected to remain. The area is predominantly residential, and any alternative use will need to be compatible with this status. The property has an established use within Class D1 of the Use Classes Order, as a place of worship. Other uses within D1 include children's nursery, educational uses and surgery/clinic/medical centres. The Local Authority have indicated the following uses may also be considered:

Tourism, A2 and B1 office uses, and possible residential use. Any alterations will need to be carried out sympathetically and retain the integrity of the building

Prospective purchasers are recommended to seek their own advice for Rochdale Planning Dept on 01706 647474.

VIEWINGS

By appointment only through Longden and Cook Commercial 0161 737 0111

PRICE

Offers in the region of

£150,000 (One Hundred & Fifty Thousand Pounds) Are invited

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

