

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

**The Former St George's Parish Church
Abbey Hey Lane
Gorton
Manchester
M18 8RD**



Gross internal area 5186 Sq Ft) Approx

Site Area 0.61 Acres Approx

SITUATION & DESCRIPTION

The premises are located on Abbey Hey Lane, between Ashton Old Road (A635) and Hyde Road (A57), in a predominantly residential area, close to Wright Robinson College, and about 3 miles east of the centre of Manchester.

The building comprises the former St George's Parish Church, built about 1907 and now surplus to requirements. It is of brick with terracotta embellishments under a slate roof, and to the rear of the building is the site of the former parish hall, shown hatched on the plan.

ACCOMMODATION (all areas are approximate)

Nave & side Isles	3805 Sq.Ft
Chancel	615 Sq.Ft
Side Chapel	417 Sq.Ft
Choir Vestry & Sacristy	<u>349 Sq.Ft</u>
Total	5186 Sq Ft

Church site	0.34 Acres
Parish hall site	<u>0.27 Acres</u>
Total Site Area:	0.61 Acres

Tenure

The premises to be offered freehold subject to the Church Commissioners standard terms of sale. Title to the two areas will be deduced separately.

LANNING

The property is within an area which is predominantly residential, and any change of use should be compatible with this status. Initial consultations with the Local Planning Authority indicate that they may consider a redevelopment to be acceptable. The building is not listed or in a conservation area. In principle residential uses are considered acceptable, and more likely to be favoured than commercial uses. An application for the provision of flats on the site would not be acceptable to the City Council. Prospective purchasers should consult with the Local Planning Authority on 0161 234 4530 to discuss the feasibility of their proposal.

VIEWINGS

By appointment only through Longden and Cook Commercial 0161 737 0111

PRICE

Offers in the region of

£300,000 (Three Hundred Thousand Pounds)

Are invited

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

PLAN

