

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

**The Former Parish Church of
St John
Halifax Road
Smallbridge
Rochdale
OL16 2QL**



Net internal area 338 M² (3635 Sq Ft) Approx

Site Area 0.395 ha (0.98 Acres) Approx

SITUATION & DESCRIPTION

The property fronts Halifax Road (A58) with side frontage to Vicarage Drive, approx 1½ miles from Rochdale town centre, and 2 miles from the centre of Littleborough. It is almost opposite Wardle Road, which leads to Wardle village, and close to the junction with Albert Royds Street (A664) which comprises part of the relief road for Rochdale.

It comprises a purpose built place of worship, dating from around 1834 and constructed of stone under a pitched slate roof. There are extensive grounds which have been used for burials. The building is in need of refurbishment and is now surplus to requirements.

ACCOMMODATION (all areas are approximate)

Single span nave, with chancel, vestry and small balcony.

Total Internal Area 3635 Sq Ft Approx

Total Site Area: 0.98 Acres Approx

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 be retained. The premises have a current established use as a place of worship within Class D1 of the Use Classes Order. Other uses within D1 include children's nursery, educational uses and surgery/clinic/medical centres. The Local Authority have indicated they would also consider A2 and B1 office uses, and possible residential conversion. Any such proposals will need to be carried out sympathetically and retain the integrity of the building.

Prospective purchasers are advised to contact Rochdale Planning Dept on 01706 647474 to discuss their proposals.

VIEWINGS

By appointment only through Longden and Cook Commercial 0161 737 0111

PRICE

Offers in the region of

£200,000 (Two Hundred Thousand Pounds) Are invited

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

