

ON BEHALF OF THE PARISH OF ST LEONARD

**FORMER ST MARGARET'S CHURCH
&
MEETING HALL
STANYCLIFFE LANE
MIDDLETON
M24 2PB**



Gross Internal Area: 2450 Sq Ft Approx
Site area: 1248 Sq Yds (0.25 Acres) Approx

WITH POTENTIAL FOR REDEVELOPMENT - SUBJECT TO PLANNING

SITUATION & DESCRIPTION

The premises front Stanycliffe Lane close to its junction with Boarshaw Lane and just off Rochdale Road (A664) about $\frac{3}{4}$ mile north of the centre of Middleton and convenient for the motorway system via junctions 19 & 20 of the M62.

It comprises a purpose built meeting hall, constructed about 1938 of timber frame and render under a pitched tiled roof. The building is in need of substantial refurbishment.

ACCOMMODATION (all areas are approximate)

Comprising:
Main Hall
Stores
Kitchen
Toilets

Total: 2450 Sq Ft Approx
Site Area: 0.25 Acres Approx

TENURE

Understood to be freehold. All mains services are connected to the building.

PLANNING

The premises have the benefit of their existing use as a meeting hall within D1 of the Use Classes Order. This also includes places of worship, medical centres and schools/children's nurseries. The area is otherwise predominantly residential and any proposals will need to be compatible with this status. Prospective purchasers are advised to contact the local Planning Authority on 01706 647474 to discuss the feasibility of their proposals.

PRICE

Offers in the region of **£120,000 (One Hundred and Twenty Thousand Pounds)** are invited.

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

