

On Behalf of The United Reformed Church

FOR SALE

**Former St Mark's Manse
77 Oatlands Road
Woodhouse Park
Wythenshawe
M22 1AH**



Recently used as a care home for the Elderly

Gross Internal Area: 3767 Sq Ft Approx

Total Site Area: 0.15 Acres

SITUATION & DESCRIPTION

The premises are located adjacent to St Mark's Church on Oatlands Road which links Portway with Simonsway. The centre of Wythenshawe is about $\frac{3}{4}$ mile to the north, and also convenient for Manchester Airport.

It comprises a former Manse, occupied by the minister for St Mark's church, and which was extended about 8 years ago to form a care home for 13 residents. It is of brick and tile construction, with the external joinery largely replaced in PVC. Internally it comprises a series of communal facilities and private bedrooms. The premises are now surplus to requirements.

ACCOMMODATION (all rooms sizes are approximate)

Located on Ground Floor & First Floor:

Gross Internal Accommodation

3767 Sq Ft Approx. Site Area 0.15 Acres approx.

PLANNING

The premises have the benefit of their existing use as a care home, class C2 of the Use Classes Order.

TENURE

Freehold subject to covenants in favour of Manchester City Council and a covenant not to cause a nuisance, inconvenience or embarrassment to the adjoining St Mark's church and hall.

VIEWINGS

By appointment only through Longden and Cook Commercial 0161 737 0111

PRICE

Offers in the region of **£325,000 (Three Hundred and Twenty Five Thousand Pounds)**

