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**FOR
SALE**



FORMER CHURCH PREMISES WITH REDEVELOPMENT POTENTIAL S.T.P.

0.328 hectares (0.81 acres)

333 m² (3,585 ft²)

**Former St Mark the
Evangelist Church
62 Rossendale Road
Burnley
BB11 5DJ**

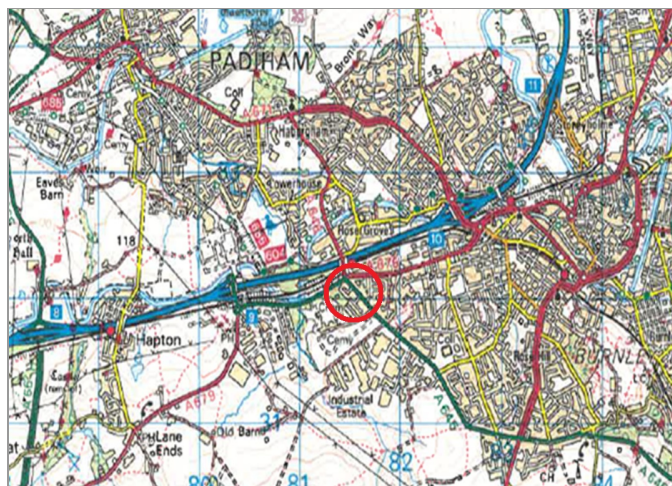
- Profile location fronting the A646
- Easy access to both the town centre and motorway network
- Large site extending to 0.81 acres
- Suitable for a variety of uses (s.t.p.)

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Location

The property is situated fronting Rossendale Road, approximately 1 mile south west of Burnley town centre.

Rossendale Road forms part of the A646 and is one of the main routes serving the south western side of Burnley, linking the surrounding residential areas with the town centre. The property occupies a prominent roadside position within an established residential district, with local schools, community facilities and day-to-day amenities nearby.

The M65 motorway is accessible via Junctions 9 and 10, both being within approximately 2 miles of the property, providing onward connections across East Lancashire towards Nelson, Blackburn and Preston.

Description

St Mark the Evangelist Church comprises a detached former place of worship of mid to late 20th century construction, set within a self-contained site fronting Rossendale Road.

The property is of brick construction, incorporating a steel portal frame beneath a pitched tiled roof, with single glazed metal framed windows. Internally, the accommodation provides a rectangular open plan worship hall with raised altar area, good natural light and an eaves height of approximately 4.36 m, rising to approximately 5.5 m at the apex.

Externally, the property sits within its own grounds, comprising hardstanding and grassed areas with established boundary treatments. A detached timber structure is also located within the site.

Accommodation

We have estimated the gross internal floor area to be approximately 333 m² (3,585 ft²).

Site Area

The site area extends to a gross site area of approximately 0.328 hectares (0.81 acres).

Services

We understand that the premises benefit from all mains services including electricity, gas, water and drainage.

Rating Assessment

The premises are not assessed for rating purposes due to their use as a place of worship. Any change of use will likely require reassessment for business rates.

Interested parties are recommended to make their own separate enquiries with the local planning authority (www.burnley.gov.uk).

Planning

We believe that the premises benefit from an established lawful use within Class F1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

We believe that the site may offer potential for a range of alternative uses subject to securing the appropriate planning permission.

Interested parties are recommended to make their own separate enquiries with the local planning authority (www.burnley.gov.uk).

Tenure

We are advised that the property is held freehold and will be sold with vacant possession.

The registered title includes a right of way benefiting adjoining land. We are advised it has not been exercised in recent years, although it remains registered and has not been formally released. No warranty is given in this regard.

Purchasers should form their own view, with their own advisers, as to whether the right can be accommodated within any proposed scheme, and must satisfy themselves as to all matters of title.

Asking Price

Offers invited.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

VAT

We understand that the sale of the property will not be subject to VAT.

Title & Restrictive Covenants

The sale of the church element of the site will be subject to a set of restrictive covenants, which are to be incorporated into the sale transfer in accordance with the standard requirements set by the Church Commissioners. Further information regarding the specific terms/covenants is available upon request.

Sale Process

A closed Church of England church is sold under special legal provision, known as a Pastoral (Church Buildings Disposal) Scheme, this is the legal procedure and documentation empowering the Church Commissioners to sell a closed church for a specific use. The sale of the church would, therefore, be subject to the making of such a scheme following a period of public consultation. Further details about the procedures involved may be found on the Commissioners' website at www.ccpastoral.org.

EPC

It is understood that the premises are currently exempt from EPC requirements due to their use for religious worship; however, any change of use or occupancy may trigger the need for an EPC assessment

Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

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Contact: Mark Clarkson/Harry Holden

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