

**On Behalf of The Diocese of Manchester
FOR SALE
The Former Parish Church of
St John The Evangelist
St John's Street/Murray Street
Broughton
Salford
M7 2DU**



Gross internal area 6096 Sq Ft Approx

Total Site Area 2.05 Acres Approx

SITUATION & DESCRIPTION

Occupying a prominent position in a residential area just off Bury New Road (A56) close to Great Clowes Street, 2 miles north of Manchester city centre these premises are now surplus to requirements. There are ample car parking areas to the perimeter of the site which slopes gently from east to west.

The building is constructed of stone and slate and comprises a purpose built place of worship dating from around 1830 with early Victorian additions. There is a large crypt beneath the nave, which may provide significant storage space. The churchyard has been extensively used for burials.

ACCOMMODATION (all areas are approximate)

Nave	4668 Sq.Ft
Chancel	796 Sq.Ft
Kitchen & WC	146 Sq.Ft
Vestry & Meeting Rooms	<u>486 Sq.Ft</u>
Total	6096 Sq Ft

Total Site Area: 2.05 Acres (0.83ha)

Tenure

The premises to be offered freehold subject to the Church Commissioners standard terms of sale.

PLANNING

The property is Listed Grade II as a building of historic of architectural importance, and as such is expected to remain. Regarded as an important local landmark. The site is within the Broughton Renewal Area and a viable new use needs to support the Regeneration Area objectives. Potential uses for the building might include:

Residential conversion, community use, employment use or, a privately managed recreation facility. Prospective purchasers are advised to contact the Salford Planning department to discuss the feasibility of their proposals and gain an awareness of the planning authority's requirements.

VIEWINGS

By appointment only through Longden and Cook Commercial 0161 737 0111

PRICE

Offers in the region of

£250,000 (Two Hundred and Fifty Thousand Pounds)

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

