

FOR SALE — Potential Development Site

BK | Bruton
Knowles

est. 1862

Gidlow Methodist church, 32 Buckley Street, Wigan, WN6 7HE



Potential Development Site



LOCATION

Wigan is a large town in Greater Manchester, situated on the River Douglas, 10 miles south-west of Bolton, 12 miles north of Warrington and 16 miles northwest of Manchester. The Property is located to the north of Wigan, approximately 1.8 miles from Wigan North Western Train Station and is situated on the corner of Buckley Street and Barnsley Street, in a predominately residential area.

With regards to local amenities and facilities, there are several retail and public houses as well as primary and high schools within a one-mile radius of The Property.

DESCRIPTION

The Property is a detached single-story building, built in 1950 with a traditional brick work construction and timber framed single glazed windows. There is vehicular access from Barnsley Street which leads to a parking area to the rear of The Property for approx. Two vehicles and pedestrian access from Buckley Street which leads to the main ramped entrance with small, grassed areas on either side of the ramped entrance.

Internally, The Property comprises of a church hall, three activity rooms, kitchenette and separate male and female W/Cs.

TENURE

Freehold with vacant possession on completion.

VAT

The property is not eligible for VAT.

EPC

The property is considered to be exempt of an EPC.

ACCOMMODATION

The Church has a Gross Internal Floor Area (GIA) of approximately 304.8 sq. m (3,280.87 sq. ft) and is situated on a site area measuring approximately 0.07 ha / 0.18 acres. Individual room measurements are as follows.

Room	GIA (Sq M)	GIA (Sq ft)
Ramped Backroom	19.26	207.31
Main Church Hall	84.16	905.89
Rear of Church Hall	70.18	755.42
Small Activity Room 1	35.20	378.90
Kitchenette	11.63	125.14
Storage Room	2.02	21.78
Small Activity Room 2	7.12	76.64
Organ Outbuilding (GEA)	13.61	146.50
Total	243.18	2,618

PLANNING

Pre-application advise was sought in April 2022 for potential residential development on site, the Local Planning Authority, Wigan Council, response confirmed that they are 'satisfied that the site is previously developed and sustainably located, and that residential development is acceptable in principle.' Whether that be the conversion of the existing Church or the demolition of the existing Church and the erection of residential dwellings on site. A copy of the pre-application response can be found within our online Data Room, access to which can be requested by Julie Mills Julie.mills@brutonknowles.co.uk

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

SERVICES

It is understood that all mains' services are connected to the property. None of the services or appliances mentioned in these particulars have been tested. We recommend that prospective purchasers satisfy themselves on their condition, efficiency, and suitability as per their individual requirements.

OFFERS

Unconditional offers are sought in the region of £150,000 by 17:00 on Friday 5th August 2022. Submissions are to be made using the proforma which is available in the data room.

VIEWING

Viewing appointments available on request, by prior appointment with Bruton Knowles.

OVERAGE

The vendor reserves the right to receive a future Overage being a percentage of the net increase in value created by planning consent over and above the base purchase price or part thereof

TECHNICAL PACK

Please contact the marketing agents at julie.mills@brutonknowles.co.uk (0121 200 1100) for access to the online data room which includes all relevant information to the site and property.

SUBJECT TO CONTRACT

JUNE 2022

Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



CONTACT

60 Church Street
Birmingham, B3 2DJ
0121 200 1100

Suki Kaur BSc (Hons) MRICS
07712 868801
suki.kaur@brutonknowles.co.uk

Julie Mills
0121 212 7636
julie.mills@brutonknowles.co.uk



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