# FOR SALE – Trinity Methodist Church



351 Bramhall Lane, Stockport, SK3 8TP



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#### **LOCATION**

Methodist International House is located some 2 miles south of Stockport Town Centre in a primarily residential location. Access to Trinity Church is through Trinity Gardens, a residential street leading from Bramhall Lane.

Bramhall Lane in turn leads in to the A6 Buxton Road the primary route into Stockport Town Centre.

Woodmore Station and Davenport Station are within ½ mile of the property.

#### **DESCRIPTION**

The property is a purpose-built Methodist Church of single storey brick construction with pitched timber frame roof and tiles.

The accommodation provides meeting room, toilet facilities, class rooms, kitchen, storage, main hall and a further open plan hall and offices.

Externally there are approximately 52 car parking spaces and further landscaped areas including a memorial garden.

#### **TENURE**

Freehold with vacant possession.

#### **VAT**

VAT will not be applicable on the purchase price.

#### **EPC**

N/A

#### **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.

#### **ACCOMMODATION (NIA)**

	Sq. M	Sq. Ft
Church	876.2	9,432
Total	876.2	9,432

#### **PLANNING**

The property lies within the Stockport Metropolitan Borough Council's Local Plan and is identified as lying within a predominantly residential area.

Subject to planning, the property is considered to have potential for a variety of uses.

#### **LEGAL COSTS**

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

#### **VIEWING**

Viewing appointments available on request, by prior appointment only with the sole agents, Bruton Knowles.

#### **OFFERS**

Offers are invited in excess of £800,000 to be made by 5pm on the 19<sup>th</sup> April 2022.

Viewing days – Monday 4<sup>th</sup> April & 13<sup>th</sup> April.

Submissions are to be made using the proforma which is available in the data room.

Offers to be submitted in writing to:

 Edward Jenkinson MRICS edward.jenkinson@brutonknowles.co.uk

#### **VIEWING**

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

#### **FURTHER INFORMATION**

Additional information including floor plans, planning information, title information and reports can be viewed within the online data room. If you would like access to this information, please email.

<u>Lynn.alderson@brutonknowles.co.uk.</u>

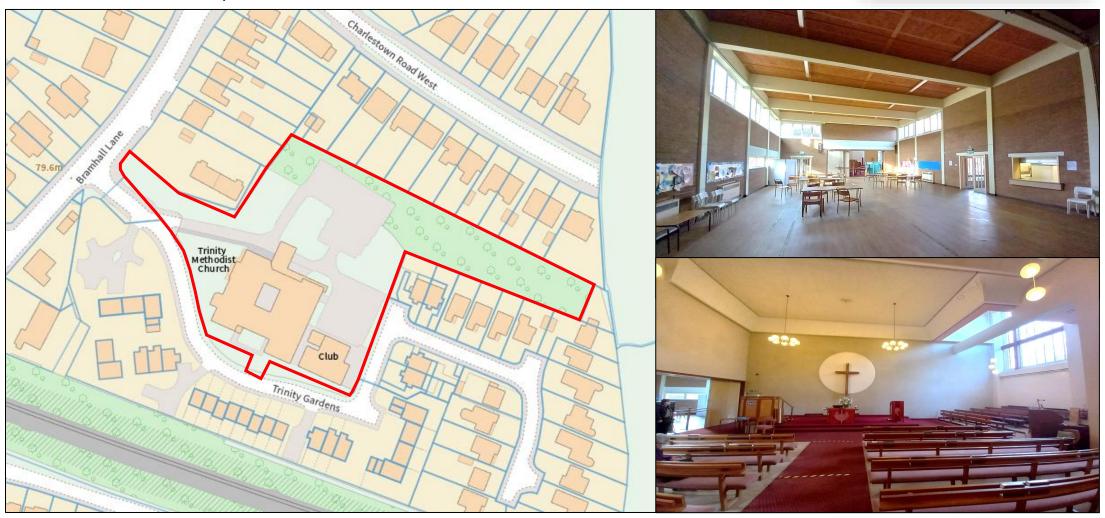
Subject to Contract March 2022

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not not fer on or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowle has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or or therwise. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due did ediligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as 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.

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BK Bruton Knowles

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