

FOR SALE Church & Community Space

17 Oxford Road, Dukinfield
Greater Manchester, SK16 5PG



Contact

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Dukinfield is a town rich in history and sits just 9 miles to the west of Manchester city centre. Just 2 miles away is Stalybridge railway station and 2 miles to the north is Ashton-under-Lyne.

The subject property is located on a busy road intersection between Oxford Road and Birch Lane. Local A roads link to Manchester from the east via the Woodhead Pass.

The church occupies a central position within the town, close to local amenities including a large Morrisons supermarket and opposite The Albion public house.

The church is to the front of the plot, with gardens along one side extending south to the rear.

The church dates from 1931 and is not listed. The solid brick structure has a slate covered pitched roof and half the windows and door frames have been replaced with double glazed PVCu framed units. The building is in a reasonable condition and was in use until recently.

The subject church space is empty, with varied sized rooms offering flexible accommodation. On the upper floor there is a large space with exposed timber beams.

Tenure

Freehold. The title is registered at the Land Registry under title ref: MAN172258.

Offers over £225,000 for the single property title.

Rating/VAT

This property is exempt from business rates being a place of worship and it is not opted for VAT.

Viewing

By appointment with Rapleys, the sole agent.

Church with large garden
Development opportunity (STP)

Existing F1 planning use, not listed

Church 249.69 sq m (2,687 sq ft)

Site overall 0.131 hectare (0.32 acre)



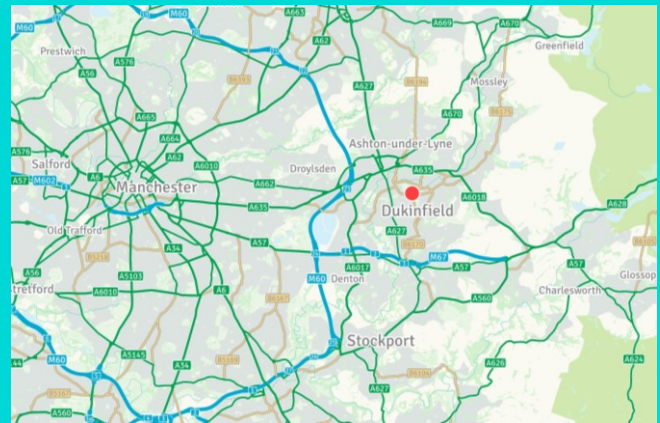
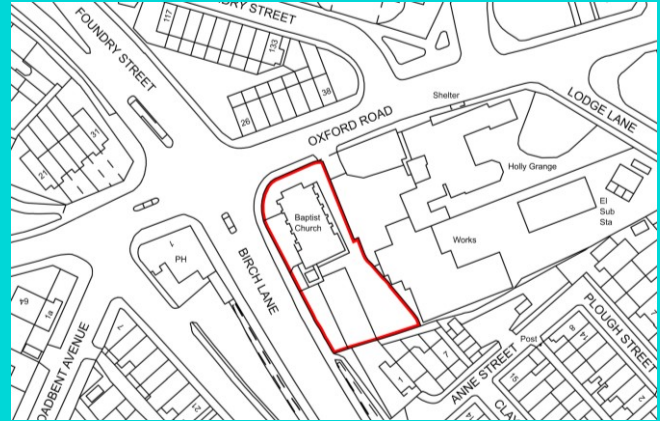
£225,000

Freehold

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor		
Sanctuary/main hall	127.87	1,376
Vestry	17.51	188
Flower room	4.86	52
Foyer/lobby	2.34	25
Lounge	23.77	256
Kitchen	11.47	123
Store room (1)	9.54	103
Store room (2)	11.49	124
First floor nursery school room	58.34	628
Overall net internal area	249.71	2,687



Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Total Area

0.13 hectare

0.32 acre





For further details contact:
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