

FOR SALE FREEHOLD Church and Community Space

St George's Street Baptist Church
Macclesfield, SK11 6TG



Contact

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Location

The property is approximately a rectangular shaped plot on the corner of St George's Street and Grapes Street, south east of Macclesfield town centre. The site is close to the junction of A536 Congleton Road and A523 London Road. Macclesfield travel distances:

- Congleton 8 miles
- Manchester 18 miles
- Northwich 18 miles
- Stoke-on-Trent 20 miles
- Sheffield 34 miles

The area is one of distinctive character with many similar red brick buildings, of historical note dating from the mid nineteenth century, including both residential and community use properties. The local roads in the vicinity of the church do not have through traffic and therefore benefit from unrestricted on street parking.

Description

The property is a two-storey, split level structure dating from 1873 on a sloping site. The traditional red brick, with stone portico frontage, contrasts with a modern glazed entrance atrium to the rear. There is parking to the side for two cars. An area of garden to the side has not been used so is rough grass.

The structure has suspended timber floors, pitched slate covered roof, red brick and stone embellishments and timber windows in the main. The new entrance is of a modern design, predominantly double glazed and striking in character.

The accommodation is spread over two floors, with a small lift aiding accessibility. There is a well-equipped kitchen that allows catering for large groups. See the next page for a summary of accommodation.

Internal finishes reflect the history and traditional use of the building.

The building has gas fired boilers for radiator heating.

Terms & Tenure

Freehold. The title is registered at the Land Registry under title ref: CH602335.

Offers are invited in excess of £400,000.

Rating

The property is exempt from business rates being a place of worship.

VAT

The property is not opted for VAT.

Viewing

By appointment with Rapleys, the sole agent. Contact Graham Smith 07467 955294
graham.smith@rapleys.com

Church with community hall

Suitable for a variety of uses

Existing F1 planning use

Not listed, within conservation area

Floor area 448.75 sq m (4,827 sq ft)

Site overall 0.063 ha (0.159 acres)



Offers in excess of £400,000

Accommodation

The property comprises the approximate floor areas:

Ground Floor	Sq m	Sq ft
Sanctuary	120.05	1,292
Balcony	83.95	901
Lounge	45.70	492
Kitchen	14.64	158
Vestry	8.26	89
Total net ground floor	272.60	2,932
Lower Ground Floor		
Community hall	112.71	1,213
Kitchen	22.77	245
Room 1	7.21	78
Room 2	10.07	108
Room 3	6.04	65
Room 4	7.64	82
Room 5	9.71	105
Total net lower ground floor	176.15	1,895
Overall net internal area	448.75	4,827

Planning

The property falls under planning use Class F1 (Learning and Non-residential Institutions. This Class provides that a property within this use can be used for a variety of non-residential community uses including the provision of education, as a place of worship or religious instruction, public hall or exhibition hall, museum, for the display of art (other than for sale or hire), public libraries or reading rooms or law courts. Use can swap between the above purposes without the need to obtain consent for a change of use.

The property is located in the Cheshire East Council area and is therefore subject to their planning policies. Whilst this includes a policy to protect buildings in community use the site may have potential for redevelopment to an alternative purpose. Interested parties should make their own enquires to the Cheshire East Council's planning department.

The property is not Listed but is within a Conservation Area.

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 Site Area

0.063 hectares

0.159 acres







For further details contact:
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