



Church of St. Raphael The Archangel and Presbytery

Huddersfield Road, Millbrook, Stalybridge, SK15 3JL

Guide Price £450,000

- Prominent roadside position
- Potential for redevelopment (subject to planning)
- 0.27 hectares (0.66 acres)
- Off road parking
- Includes residential dwellings

Approximate distances:

- Manchester 10.5 miles
- Stockport 10.8 miles
- Oldham 7.7 miles
- Ashton-U-Lyne 3.7 miles

Viewings and further information:



Simon Geary
simon.geary@
fishergerman.co.uk
01565 757 977



James Clempner
james.clempner@
fishergerman.co.uk
01565 757 972

Church of St. Raphael the Archangel

Huddersfield Road, Millbrook, Stalybridge

FOR SALE

Description

Church and 5 bedroom house in a prominent location. May be suitable for alternative use, subject to planning and listed building consent.

The church was built in the early 1960's and opened in 1963 to serve the local Roman Catholic Community. The Church was designed by Edward J Massey of Massey and Massey and is constructed of brick and concrete walls under a flat roof with a dome on top. The building is Grade II listed.

The church is designed with a short nave and further seating on two sides in the transepts with the Sanctuary in the middle. Within the curtilage of the Church is a 5 bedroom house.

We have measured the property based on the Gross Internal Accommodation (GIA) and approximate sizes are as follows:

	Sq M	SqF
Main church, including main entrance, Baptistry, Sanctuary, Sacristies boiler room and store	511.93	5,510
Ancillary accommodation in Kitchen and WC	67.82	730
Galleries	42.20	454
TOTAL:	621.95	6,695

The residential accommodation includes:

Living Room
Kitchen diner
Store Room
WC
5 Bedrooms
2 Bathrooms
Garage

Access

The property is accessed from Huddersfield Road and includes a parking area and garden area adjacent to the church and house

Tenure

The Freehold is for sale with vacant possession



Services

We understand that mains electricity, gas, water and drainage are connected to the property. Prospective purchasers should make their own enquiries to establish the location, availability and adequacy of the services

Rights of way, wayleaves & easements

The property is for sale subject to all existing public rights of way, wayleaves and easements

Planning

The property is currently used as a place of worship - D1 use. Prospective purchasers should make their own enquiries into possible change of use, bearing in mind the Grade II listing. Any proposals for change of use should be discussed with the local planning authority. Tameside Metropolitan Borough Council - 0161 342 8355

Fixtures & fittings

No fixtures and fittings are included in the sale. The vendors may remove fixture, fittings and stained glass windows from the property before sale

Viewings

By strict appointment through selling agents, Fisher German LLP, tel. No. 01565 757 970, knutsford@fishergerman.co.uk

Directions

From Stalybridge town centre, take the B6175 Huddersfield Road in the direction of Millbrook. The property is located on the right hand side after passing through Millbrook