

FOR SALE – Marton Methodist Church



Midgeland Road, Blackpool, FY4 5HL



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LOCATION

The property is located approximately 2 miles south of Blackpool Centre and is situated to the north of Midgeland Road, close to the cross junction with Vicarage Lane, Sunfield Close and Southbank Avenue.

The immediate surrounding area is predominantly residential.

The property benefits from being near a range of public transport links with bus stops running along Midgeland Road and several train stations such as Blackpool South, Blackpool Pleasure Beach and Squires Gate Train Station within a 1.5-mile radius of the property.

DESCRIPTION

The property is a detached single-story building consisting of two main areas, one accommodating the Church Hall, three meeting rooms, a kitchen, disabled W/C and separate male and female W/C's.

The second being the worshipping area with storeroom/office. The Church Hall and worshipping area have their own entrances but are linked internally with a corridor.

Externally, the forecourt consists of a partially grassed area as well as parking for approximately 10 vehicles. There is also a smaller grassed area to the side and rear of the property.

TENURE

Freehold with vacant possession on completion.

VAT

The property is not eligible for VAT.

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	77.2	830.6
Main Hall	138.7	1492.8
Activity Room 1	17.4	187.6
Activity Room 2	14.6	157.6
Activity Room 3	15.5	166.3
Activity Room 4	6.4	68.8
Total	323.1	3,477

PLANNING

Initial preliminary advice has been obtained from the Local Planning Authority (LPA), Blackpool Council, who are in support, in principle, to a change of use on the site from worshipping to residential subject to planning. Please contact the LPA should you have any further planning queries.

EPC

The property is considered to be exempt of an EPC.

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 with Bruton Knowles.

OFFERS

Unconditional offers are sought from £250,000 by 17:00 on Friday 17th June 2022. Submissions are to be made using the proforma which is available in the data room.

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

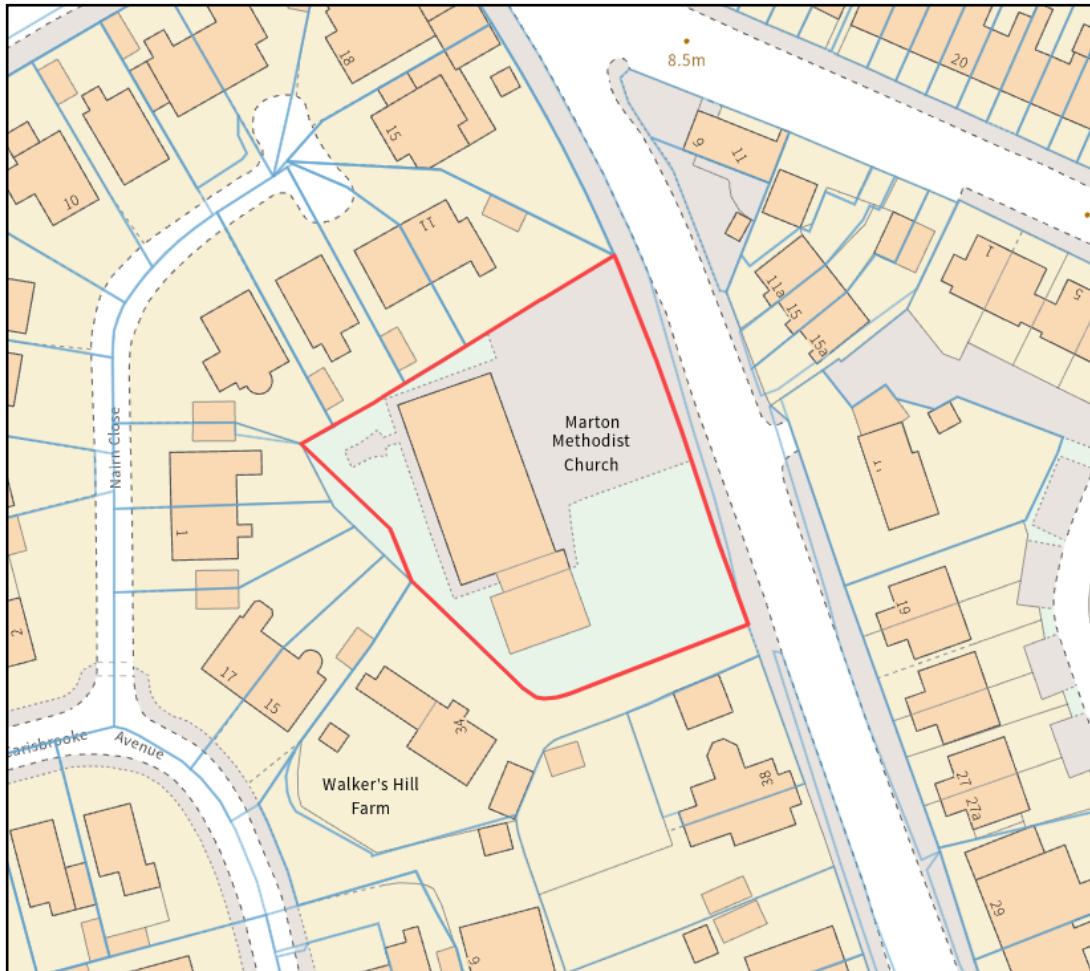
Please contact the marketing agents at julie.mills@brutonknowles.co.uk (0121 200 1100) for access to the online data room which includes all relevant information to the site and property.

Subject to Contract – June 2022

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 form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise. 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.

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