

RORY MACK

ASSOCIATES



**ST CHADS CHURCH, RED STREET,
NEWCASTLE-UNDER-LYME,
STAFFORDSHIRE, ST5 7AD**

**FOR SALE
£150,000**

- Detached former church available with development potential
- GIA: 1,417 sq ft plus land suitable for parking/gardens
- Would suit business use and/or residential conversion (STP)
- Includes detached outbuilding suitable for storage
- EPC : Exempt



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GENERAL DESCRIPTION

A detached former church of brick elevations with pitched tiled roof coverings. The church dates back to 1872 and retains many of its original features including the intact stained-glass window in the sanctuary. The property briefly comprises a large open plan hall which leads to the sanctuary, facing the road. To the rear is a lobby, two bathrooms and kitchen/reception. The building does benefit from double glazed UPVC windows and is central positioned in a rectangular plot with land to all sides. The property has been utilised as a children's nursery previously, although no formal planning was granted. Subject to planning, the property would suit a variety of commercial uses and would readily convert into a residential dwelling.

LOCATION

The property is located on Liverpool Road, Red Street approximately one mile from the A500/A34 Talke Interchange roundabout and just under 5 miles from junction 16 of the M6 motorway. Newcastle-under-Lyme town centre can be accessed via the A34 around 4 miles away.

ACCOMMODATION

Ground Floor

Lobby:	28 sq ft
Main hall:	709 sq ft
Alter:	306 sq ft
Kitchen:	320 sq ft
WC:	30 sq ft
WC:	28 sq ft

Total GIA: **1,417 sq ft**

SERVICES

Electric, water and drainage are connected. Gas fired central heating installed throughout, although gas has been capped off. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

BUSINESS RATES

As a 'place of worship' the building does not have a ratable value.

TENURE

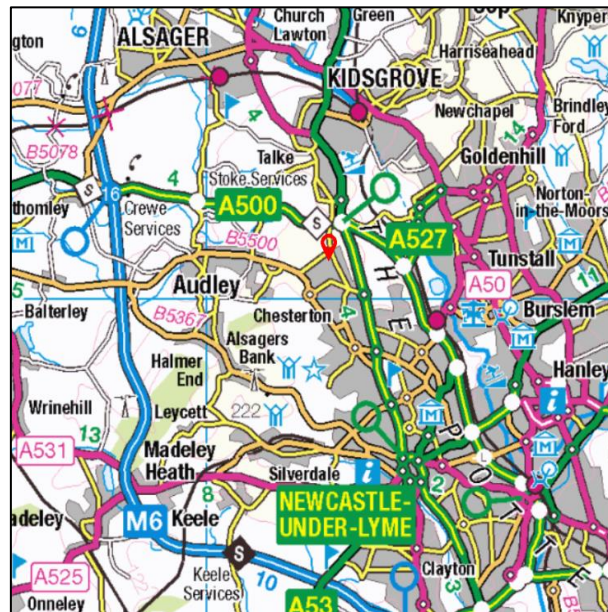
Available freehold, subject to contract and with vacant possession upon completion.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements