



St John's Church

St John's Road, Altrincham, Greater Manchester



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St John's Road, Altrincham, Greater Manchester WA14 2NF

A handsome Victorian Grade II Listed church designed upon the early English style of the 13th Century, in all extending to approximately 0.566 of an acre

For sale by Informal Tender on the instructions of the Chester Diocesan Board of Finance & the Church Commissioners. Offers to be received by 12 noon on Friday 31st March 2017.

Situation

St John's Church is situated in an attractive setting on the fringe of the highly sought-after Market Town of Altrincham. Altrincham is well-known for its wide variety of high-quality specialist and contemporary High Street retailers, a well-established market and excellent state and independent schooling. Recreational opportunities include a sports and leisure centre, Altrincham Golf Course and recreational parks.

Local state schooling includes Altrincham Grammar School for Girls and Altrincham Grammar School for Boys, both rated "outstanding" by Ofsted.

Altrincham offers excellent connectivity, situated along the A56 within close proximity to the M56/M60 Motorways. Altrincham Interchange offers a rail service into Manchester City Centre, which in turn offers a direct service to London, Euston within two hours.

Approximate distances

- Altrincham - 0.5 miles

- Bowdon - 1 mile

- Manchester - 9.5 miles

- Chester - 31 miles

- Liverpool - 33 miles



Description

St John's Church was constructed in the 1860's, designed by the Manchester Architect, J Medland Taylor, and opened in 1866. The property is Grade II Listed and is of snecked stone construction under a green and blue decorative slate roof.

The Church is predominantly single-storey, having a particularly attractive nave formed by tall chamfered arches, supported by stone columns with attractive capitals. The nave has been shortened during the 1990's due to the rear gallery being blocked up and in so, creating a Parish Hall and first floor Upper Hall occupying the western end of the Church. The Church features some wonderful geometric tracery windows and some excellent stained glass, some by Abbott & Co. The Church also incorporates a kitchen, a steep clock tower, male and female washrooms and partial cellars and extends to approximately 8,559 sq ft GIA.

Services

The Church is thought to be served with mains water, electricity, drainage and gas. None of these services have been tested and no warranty is given as to their condition or adequacy.

Tenure

The property is sold freehold with vacant possession upon completion.

Planning

The Church lies within Trafford Borough Council. Prospective purchasers should make their own enquiries with the Planning Department (T: 0161 912 2000) in regard to planning possibilities.

The Church is suitable for a variety of alternative uses, subject to planning and listed building consent, including:

- worship by other Christian bodies;
- concert hall/museum;
- educational purposes;
- residential;
- leisure use;
- light industrial; or
- office.

Restrictive Covenants & Pastoral (Church Building Disposal) Scheme

Restrictive Covenants will be included in the transfer of the property to ensure that the approved development is carried forward. Further details are available from the selling agent.

A closed Church of England Church is sold under special legal provisions - a Pastoral (Church Building Disposal) Scheme is the legal document empowering the Church Commissioners to sell a closed Church for a specific use. The sale of the Church would, therefore, be subject to the making of such a scheme following public consultations. Further details with respect to the procedures involved may be found on the Commissioners' website at www.ccpastoral.org.

Fixtures and fittings

It should be noted that the pews, ecclesiastical valuables, movables, fixtures and fittings (including the organ) may be removed and will not form part of the subjects of sale. Some items may be available to purchase by separate negotiation.



Easements, wayleaves and rights of way

The property is sold subject to all existing easements, wayleaves and rights of way whether specified or not within these sales particulars.

Of particular note, purchasers should be aware that there is a right of way for vehicular and pedestrian access along the driveway located to the west of the Church leading to the car park to the rear of St John's Mews.

Please note: Fisher German LLP and any Joint Agents give notice that: The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

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From Altrincham head south-west on the A538, Railway Street. Continue straight ahead at the crossroads onto the B5163, Ashley Road, where St John's Church will be seen on your right-hand side after approximately 250 metres.

By strict appointment through selling agents, Fisher German LLP. T: 01244 409660; E: chester@fishergerman.co.uk.

Photographs taken and particulars produced January 2017.



Informal Tender Form**St John's Church, St John's Road, Altrincham, Greater Manchester WA14 2NF****To be submitted by 12 noon on Friday 31st March 2017**

Please read terms and conditions shown on this form

Name _____

Current Address (inc.postcode) _____

Work Tel No: _____

Mobile: _____

E-mail: _____

Offer in the sum of £ _____ (figures)

_____ (words)

1. Please confirm if there are Conditions attached to your offer:

2. Please confirm how the purchase is to be financed:

3. Please indicate your proposed timescale for exchange of contracts and completion:

4. Please confirm the name, address and contact details for your solicitors:

Name: _____

Address: _____

Tel No: _____

Email: _____

Conditions of Tender

- 1 All offers should be based on the particulars of sale for St John's Church, St John's Road, Altrincham, Greater Manchester WA14 2NF.
- 2 The offer should be contained in a sealed envelope and clearly marked "St John's Church, St John's Road, Altrincham, Greater Manchester - Offer".
- 3 All offers must be made on behalf of a named purchaser with full address provided.
- 4 All offers should be in pounds sterling and it is recommended that offers are made for an uneven sum to avoid identical bids.
- 5 All offers must be for a fixed sum and no escalating bids will be considered or any offers which are made calculable by reference to another offer.
- 6 All offers received will be submitted to the vendor as soon as possible and you will be notified of our client's instructions at the earliest opportunity.
- 7 Prospective purchasers are advised that acceptance or otherwise of any offer is at the sole discretion of the vendors who are not bound to accept the highest or any offer.

I/We confirm that the offer set out herein is submitted subject to the foregoing conditions.

Signed

Dated.....