



**FOR SALE**

**DEVELOPMENT SITE**

0.74 acres (32,236 sq.ft.)

St Peter's Church, Bryn, Ashton in Makerfield WN4 0AA

- Available immediately
- Potential for redevelopment (subject to planning)
- Good access to road networks
- Easily accessible location within 1 mile of J25 of M6 motorway and 2 miles from Ashton in Makerfield
- Church and Vicarage included in plot



**mason  
owen...**

property consultants

**0151 242 3000**  
www.masonowen.com

St Peter's Church  
Bryn  
Ashton in Makerfield WN4 0AA



### Location

The subject site is located close to Bryn Cross approximately 2 miles to the north east of Ashton in Makerfield and 1/2 mile south east of Junction 26 of the M6 motorway. It is located within residential location with the surrounding areas consisting mainly of school, farmland, housing and community retail with open grassland to the north. Wigan is situated in the Northwest of England approximately equidistant to both the cities of Liverpool and Manchester with a total borough population of approximately 317,800.

### Site

The total site extends to approximately 0.3 hectares (0.74 acres). The site comprises of a former Church of England Church and a four bedroom vicarage.

### Planning

D1 planning for a place of worship and C3 for residential dwelling.

### Tenure

Freehold with the benefit of vacant possession.

### Price

Offers over £350,000.

### Legal costs

Each party to be responsible for their own legal costs.

### Church Commissioners Statutory Procedures

Authorisation from the Church Commissioners has already been obtained for the demolition of the former church of St Peter. However, if proposals are made for the re-use of the building then the sale of the church would be subject to the making of a Pastoral (Church Buildings Disposal) Scheme following public consultation. Restrictive covenants will also be included in the transfer of the property to ensure that the approved development is carried forward. Further details about the procedures involved may be found on the Commissioners' web-site at [www.ccpastoral.org](http://www.ccpastoral.org).

*Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.*

### Viewing

Strictly through the agent:

Luke Arnold

t. 0151 242 3091

m. 07584 673 139

e. [luke.arnold@masonowen.com](mailto:luke.arnold@masonowen.com)