



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Former Rushton Methodist Chapel
Sugar Street

Rushton Spencer, Macclesfield, SK11 0SQ

Offers In The Region Of £250,000

Former Rushton Methodist Chapel

Former Rushton Methodist Chapel, Sugar Street, Rushton Spencer, Macclesfield, Cheshire, SK11 0SQ

A spacious property with the potential for redevelopment or conversion in to a residential dwelling, subject to necessary consents. Located in the popular rural village of Rushton Spencer, the property boasts a range of features such as large stained glass windows, and sits in a prominent position and offers a great space for a variety of uses.

Viewing highly recommended to appreciate the potential that this beautiful former chapel offers.

Directions

If approaching from our Leek office, take the A523 heading towards Macclesfield, on to the Leek Old Road, follow this road until the village of Rushton, turn right onto Sugar Street, by the Royal Oak, and the property can be found on the left hand side after a short distance, as indicated by the agents 'For Sale' board.

Situation

The property is situated adjacent to Sugar Street, Rushton Spencer being 8.1 miles from Macclesfield and 5.2 miles for Leek.

The property is considered to may have good potential for alternative uses subject to the necessary planning consents. Interested parties should make their own enquiries of the local planning authority

Accommodation Comprises:

The property comprises a brick under a slate roof former chapel.

The property provides the following accommodation:-

Front Entrance Porch and Lobby

With tiled floors and radiator

Main Formal Chapel Room

12.46m x 8.13m

With wooden panelling to part of the walls, radiators, wooden floor and stained glass windows to both side elevations.

Former School Room

6.11m x 11.67m

With wooden floor, stained glass windows to two elevations and part wooden panelled walls and radiators, fire exit door and open staircase





Cloak Room Off
With lobby and tiled floor

Gent's Cloakroom
1.49m x 1.75m
With wash hand basin, low flush lavatory, tiled floor and part tiled walls

Ladies' Cloakroom
1.49m x 1.75m
With wash hand basin, low flush lavatory, tiled floor and part tiled walls



Kitchen
3.41m x 4.03m
With radiator and a range of kitchen units including sink unit and stained glass windows to two elevations.

Office
3.96m x 2.52m
With part wooden panelled walls, stained glass window and radiator

First Floor Meeting/Storage Room
6.10m x 3.93m
With radiator

It is understood that the Church Pews, Chairs and other items relating to its former use as a place of worship are excluded from the sale and will be removed prior to completion

Externally
To the rear of the property there is access to a Cellar – 4.07m x 6.20m which houses the oil fired central heating boiler.

To the rear of the property there is also a brick and flat felt roof small extension which is now used for storage purposes.

Outside the property there is a gravelled and part paved forecourt and part gravelled parking area. It is noted that part of the current carparking area is outside the ownership of the chapel and is excluded from the sale.

The extent of the property to be sold is shown on the land registry plan attached.



Viewings

By prior arrangement through Graham Watkins & Co.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Services

We understand that the property is connected to mains electricity, water, and drainage.

Land Registry

The property is listed on the Land Registry under Title Number SF555996. A copy of the plan is attached to these particulars below

Local Authority

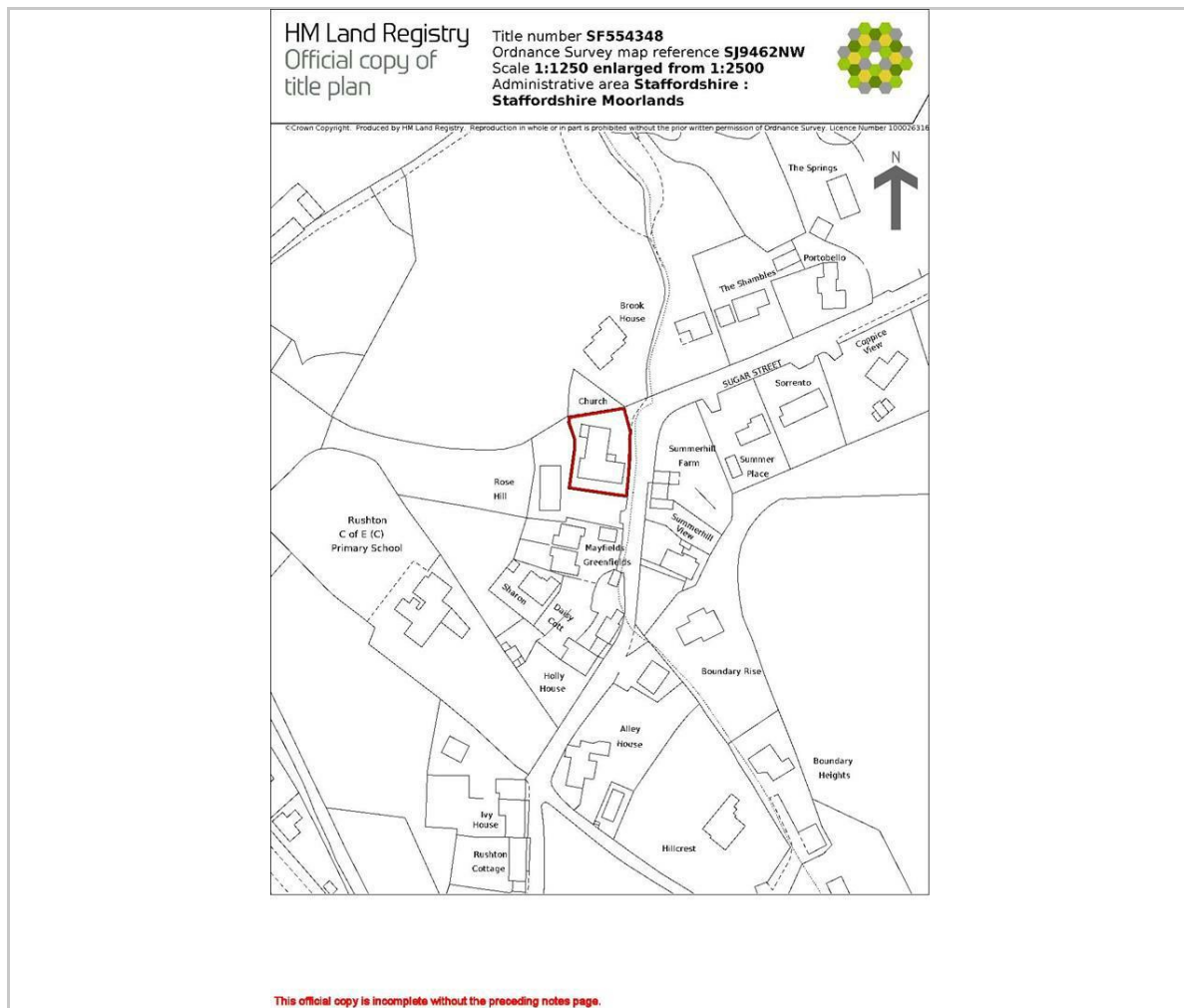
The property lies in the Staffordshire Moorlands District Council so planning enquires should be made Staffordshire Moorlands District Council.

Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



Floor Plan



Area Map



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

57 Derby Street, Leek, Staffordshire, ST13 6HU
Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>