



## PARTIALLY CONVERTED RESIDENTIAL SCHEME

### FOR SALE

Former Alma Street Chapel  
Bacup  
OL13 9JA

Floor area : 570.28 sq.m (6,138 sq.ft)

- **Detached former Chapel of stone construction with a new slate roof.**
- **Structural steel work undertaken in preparation for conversion into 7 two bedroomed apartments.**
- **Large car park and convenient for town centre.**

## LOCATION

Alma Chapel is situated on Alma Street which is located just off Rochdale Road with an excellent bus service, good range of schools and the M66 which links with the national motorway network is located within Rawtenstall approximately three miles from the site.

There are a number of local traders close by together with a Morrisons and B&M stores.

## DESCRIPTION

This detached Chapel has been partially converted in accordance with the current Planning condition to create seven two bedroomed apartments. The property has recently been re-roofed in accordance with the planning conditions with a new grey slate roof.

The structural steel work has been incorporated and the majority of the openings have been created which now requires the formation of the apartments. It is proposed that each apartment will be two bedroomed with a separate lounge/living accommodation. The apartments would be accessed from a new entrance at the right hand gable. There are eleven car parking spaces, a secure bicycle storage facility and dedicated bin storage. (see attached plan).

## ACCOMMODATION

Ground Floor	225.17 sq.m (2,423 sq.ft)
First Floor	225.17 sq.m (2,423 sq.ft)
Outrigger to ground Floor	60.07 sq.m (646 sq.ft)
Second outrigger	60.07 sq.m (646 sq.ft)

**Gross internal area: 570.28 sq.m (6,138 sq.ft)**

## SERVICES

We are advised that all mains services are available to the site. Applicants must satisfy themselves to the exact availability and capacity.

## SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

## PLANNING

Planning Permission was granted for conversion of the property into seven two bedroomed apartments. The majority of the Planning requirements have been discharged and the application can be seen on Rossendale Borough Council's website. The Planning Application number is 2017/0256.

## COUNCIL TAX

To be separately assessed on completion.

## TENURE

We are advised that the site is Freehold.

## PRICE

£250,000 (Two hundred and fifty thousand pounds).

## LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred.

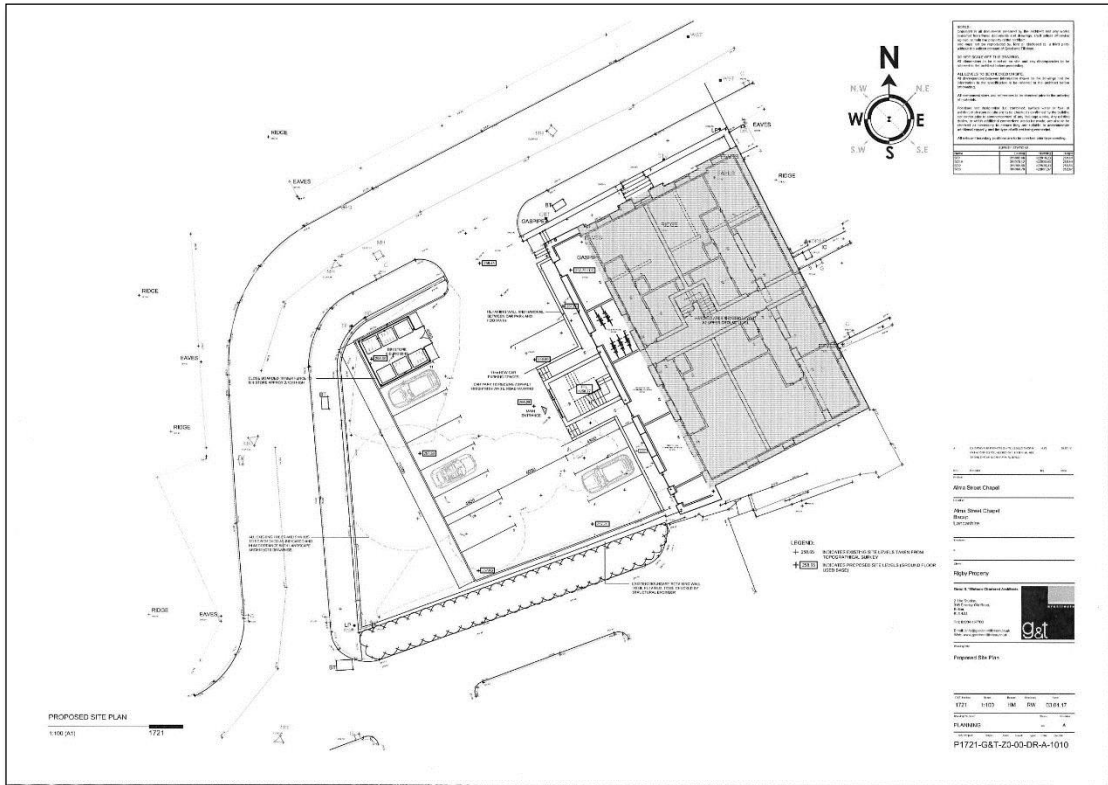
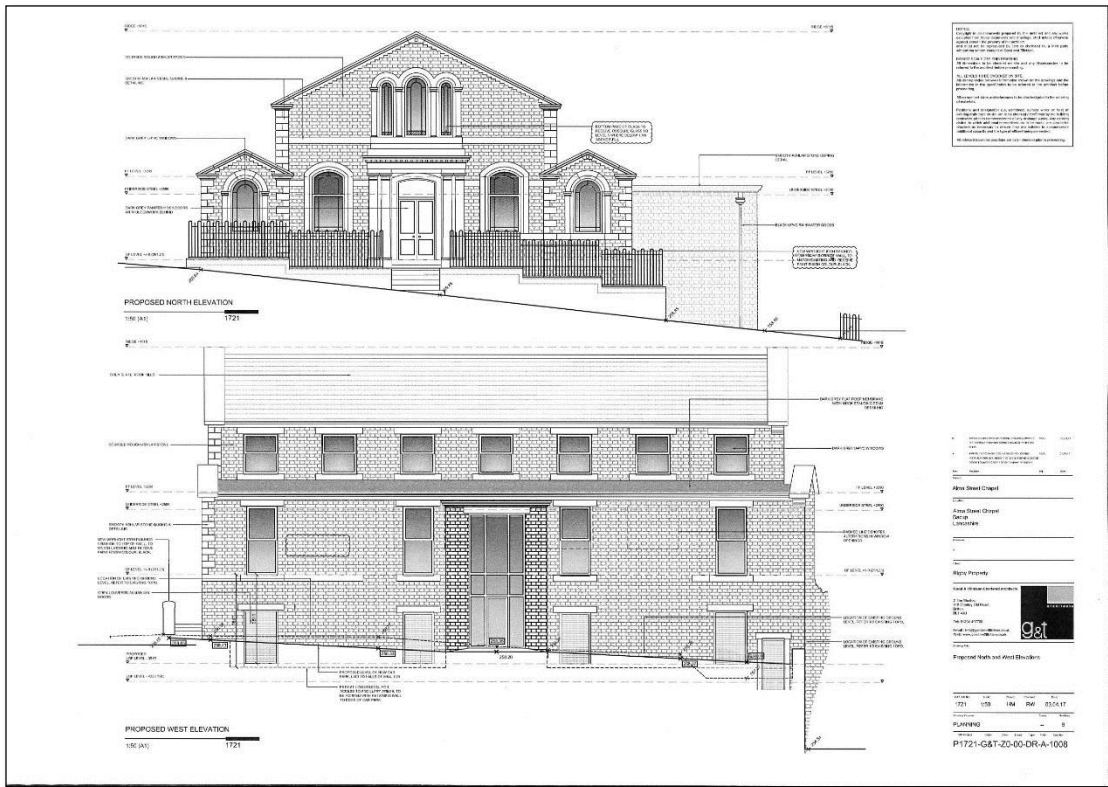
## VAT

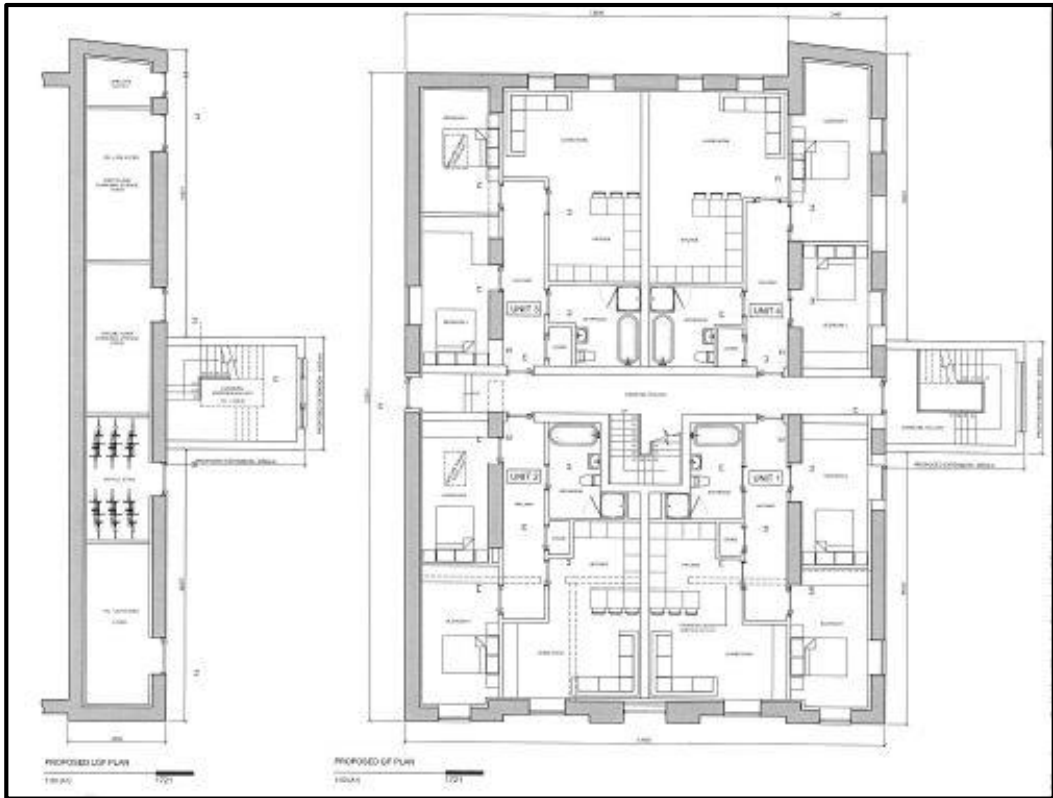
All prices quoted are exclusive of but may be subject to VAT at the prevailing rate.

## VIEWING

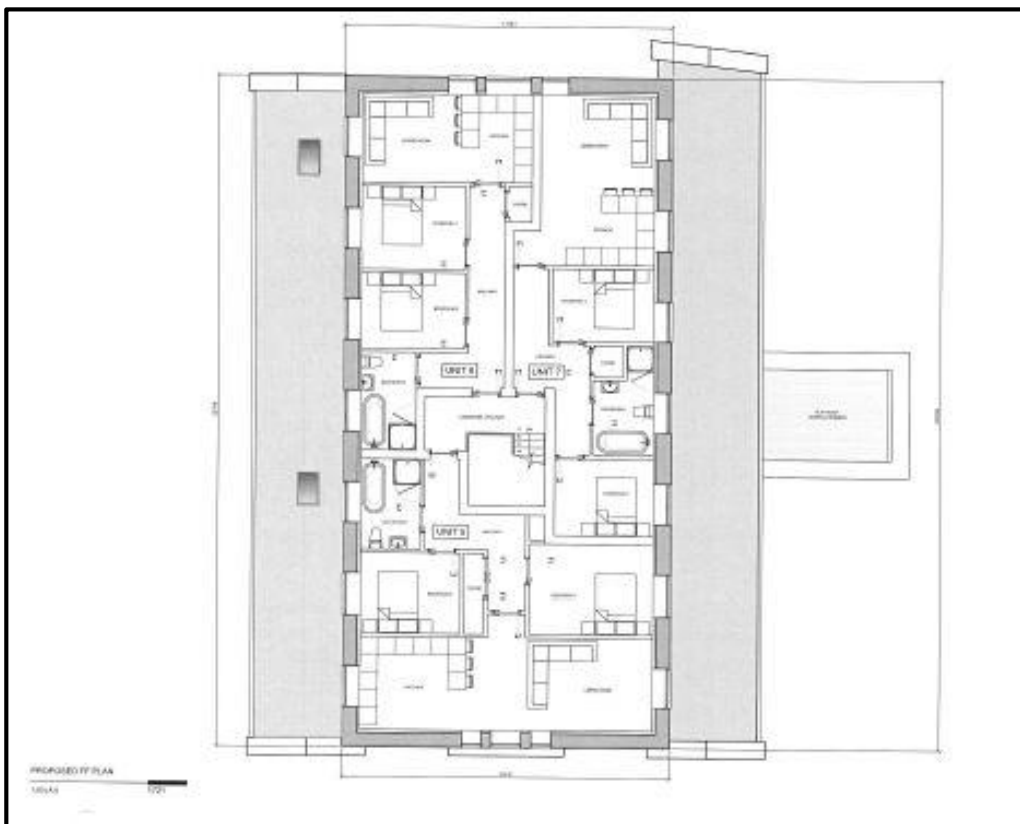
Petty Chartered Surveyors  
Suite 3, Empire Business Centre, Empire Way,  
off Liverpool Road, Burnley BB12 6HH.

Tel. 01282 456677  
commercial@petty.co.uk  
www.pettycommercial.co.uk





Proposed Lower Ground and Ground Floor Plan



Proposed First Floor Plan