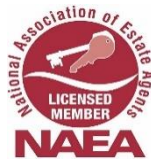


The area highlighted in yellow is excluded from the sale and includes access for number 2 St Monicas Way. Appropriate parking and access will be needed to be reserved for vehicular and pedestrian purposes at all times and for all purposes to that detached house.



ST. MONICAS WAY, BLACKPOOL, LANCASHIRE, FY4 4FA

**GUIDE PRICE
£150,000**



Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



1 Vicarage Road, Poulton Le Fylde, FY6 7BE

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FOR SALE BY PRIVATE TREATY

On behalf of the Lancaster R.C. Diocesan Trustees Registered. The former St. Monica's RC Church, St. Monica's Way, Marton, Blackpool, FY4 4FA. Offers invited. Valuable Freehold sale with vacant possession. Considered suitable for either retention of the existing buildings or for redevelopment purposes subject to formal Planning Consent.

Subject to contract.

LOCATION: The premises are situated to an attractive location just off Preston New Road and to the rear of the Clifton Arms Public House, approached by St. Monica's Way and Oakleaf Way. Public transport services are immediately available on Preston New Road and the site is conveniently situated for access into Blackpool town centre and its numerous amenities and the M55 motorway junction 4.

DESCRIPTION: The premises comprise the former St. Monica's Catholic Church. They are essentially of brick construction contained under a part flat and mono-pitch roof. The building is surrounded by extensive grassed areas with established trees and good off-street parking.

ACCOMMODATION: The accommodation remains as was set out in the former use as a Catholic Church. Essentially, the internal floorplan is arranged as follows: -

- Entrance porch, Central Entrance
- Lobby Stage, Green Room, Church Hall.
- Confessionals, Sacristy.
- Separate W.C. with wash hand basin Kitchen,
- Gents W.C, Ladies W.C. Rear Lobby.

Externally there is a boiler room with a gas fired central heating system (advised unserviceable).



ENERGY PERFORMANCE CERTIFICATE: It is considered that an EPC is not appropriate in view of the former use of the property as a Church and the possible future use of the property as a development site subject to planning consent.

BOUNDARIES: All boundary details including construction materials, location, specification are subject to confirmation. Number 2 St. Monica's Way is excluded from the sale together with the parking areas immediately to the front. A 'right of way' to be reserved for vehicular and pedestrian access to the occupier of 2 St. Monica's Way.

TENURE: The premises are held Freehold and free from any ground of chief rent. Full vacant possession is available upon completion of the sale.

OFFERS INVITED: Brief details in respect of the intended use and development proposal should be included as appropriate together with any special conditions relating to the offer submitted. The vendor reserves the right not to accept any, nor necessarily the highest of any offer received.

VIEWING ARRANGEMENTS: The property may only be inspected strictly by prior appointment with the selling agents.