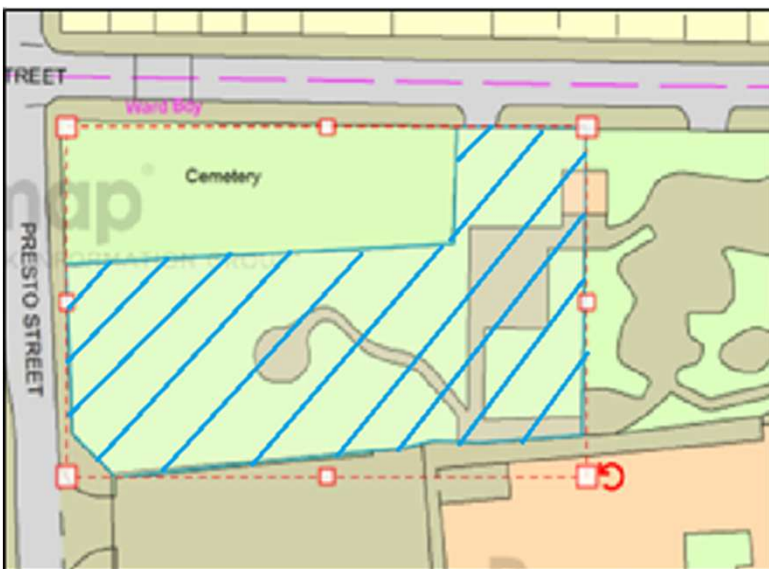


FOR SALE
Former St Gregory's
Church, Church Street,
Farnworth, BL4 8AJ

- **DEVELOPMENT OPPORTUNITY**
Circa 0.15 Hectares (0.36 Acres)
- Adjacent to St Gregory RC Primary School and 0.2 miles from St Johns C of E Primary School.
- 0.3 miles from Farnworth Train Station, local shops and amenities including Home and Bargains.
- Potential for residential redevelopment, health or residential care, subject to planning.

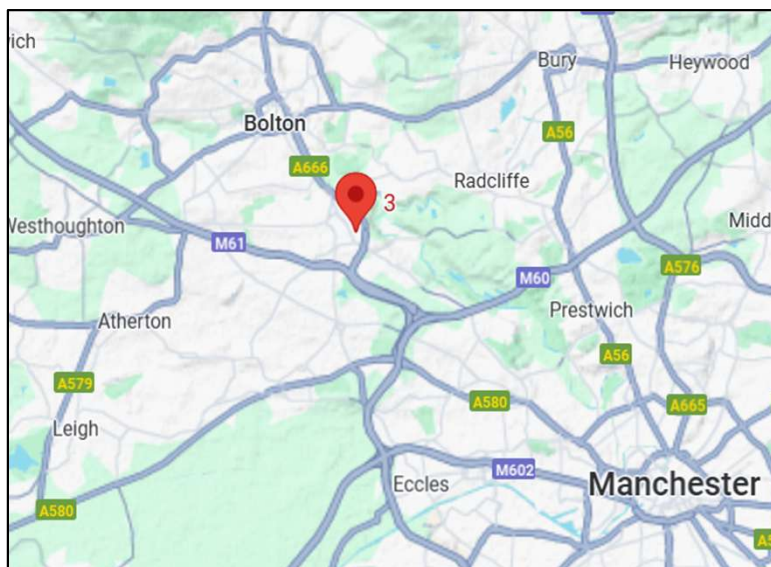


Location

The property is situated on Church Street, in Farnworth, c.10 miles north west of Manchester City Centre & c.3 miles south east of Bolton. Farnworth Train Station is located c.0.3 miles north east of the subject, providing services from Southport to Stalybridge and beyond.

The immediate environs are residential in nature with St Gregory's RC Primary School adjacent to the site and further primary schools and nurseries within walking distance making the area attractive to families.

Church Street links to Market Street providing access to local and national retailers. Furthermore, Market Street connects to the M60 ring road via the M666 and M61 providing strong road connectivity.

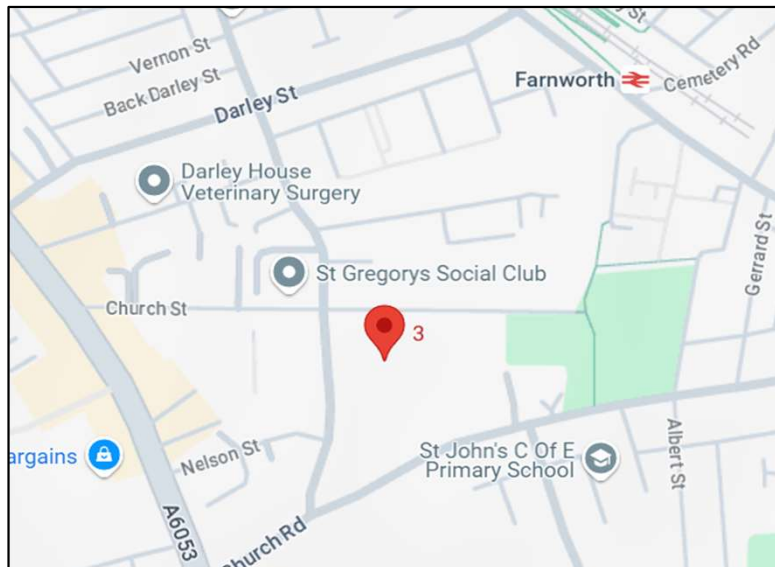


Description

The property provides an approximately 'L' shaped plot of 0.36 acres, previously accommodating the former RC church building, which has since been demolished.

The site is considered to be broadly level. Vehicular access, could be provided via either Church Street, or Presto Street, subject to planning. Pedestrian access was previously provided for the former church via double gates within the stone wall located on the western boundary, fronting Presto Street.

The site has been utilised as gardens by the neighbouring school, since the demolition of the former church building.



Planning

Interested parties should consult directly with Bolton Council.

Tenure

Our client is seeking to dispose of the freehold interest in the site.

Viewings

All viewings strictly by appointment only and to be arranged through sole agent Axis Property Consultancy LLP.

Legal Fees

Each party will be responsible for their own legal fees incurred in the preparation of legal documentation.

Information Pack

An Information Pack, including title information and demolition documentation, is available upon request from the sole agent.

Methods of Disposal

The site is to be disposed of by Private Treaty.

VAT

VAT is not payable.

Expressions of Interest

Expressions of Interest are invited with offers to be received at the offices of Axis Property Consultancy LLP by Nick Davies and Gemma Whyard no later than 5pm on **Friday 9th January 2026**.

Nick Davies

Partner

+44 (0) 161 300 7761

nickdavies@axisllp.com

Gemma Whyard

Associate Partner

+44 (0)161 300 7776

gemmawhyard@axisllp.com

Misrepresentation Act: 1. Axis Property Consultancy LLP on their own behalf and on behalf of the vendor/lessor of this property whose agent Axis Property Consultancy are gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and Axis Property Consultancy LLP, nor any of their members or any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries.