

# FOR SALE

DEVELOPMENT OPPORTUNITY  
SUITABLE FOR A VARIETY OF USES  
11,581 SQ.FT. (1,076 SQ.M.) ON  
0.92 ACRES (0.37 HECTARES)

PRICE AVAILABLE ON APPLICATION



## Former St Patrick's Church, 17 Loughrigg Avenue, Clinkham Wood WA11 7AP

### LOCATION

The property is located on Loughrigg Avenue, at its junction with Yewdale Avenue, in the Clinkham Wood area of St. Helens.

The property is located in a residential area, approximately 2.5 miles to the north of St. Helens Town Centre and approximately 1 mile to the north of the A580 East Lancashire Road.

Junction 23 of the M6 Motorway is located approximately 4 miles to the east.

### DESCRIPTION

The property comprises a former church, presbytery and church hall, constructed in 1964.

The buildings are faced with grey brick and have steel roof coverings. The church has two opposed mono pitch roofs with a tall clerestory window. Internally, the church has an exposed concrete frame with the end walls are bare brick. The church includes a gallery, confessionals and ancillary accommodation including W.C.s and a kitchen.

The presbytery is arranged on two floors and includes a kitchen, W.C. and five further rooms on the ground floor and a bathroom, W.C. five further rooms on the first floor. Externally there is a garden.

The former church hall comprises a function room, W.C.s, a kitchen and storage.

Externally there is a large car park and gardens.

### ACCOMMODATION

Measured on a gross internal area basis, the buildings extend to approximately:-

Church	6,800 sq.ft.	(631.7 sq.m.)
Presbytery	1,820 sq.ft.	(169.1 sq.m.)
Hall	2,961 sq.ft.	(275.1 sq.m.)

### SITE AREA

Measure using an Ordnance Survey plan, the site extends to approximately 0.92 acres (0.37 hectares).

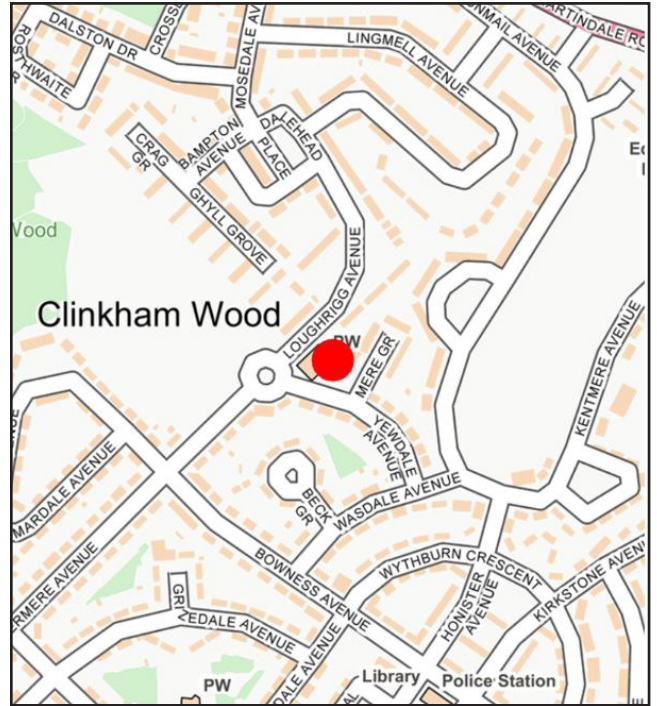
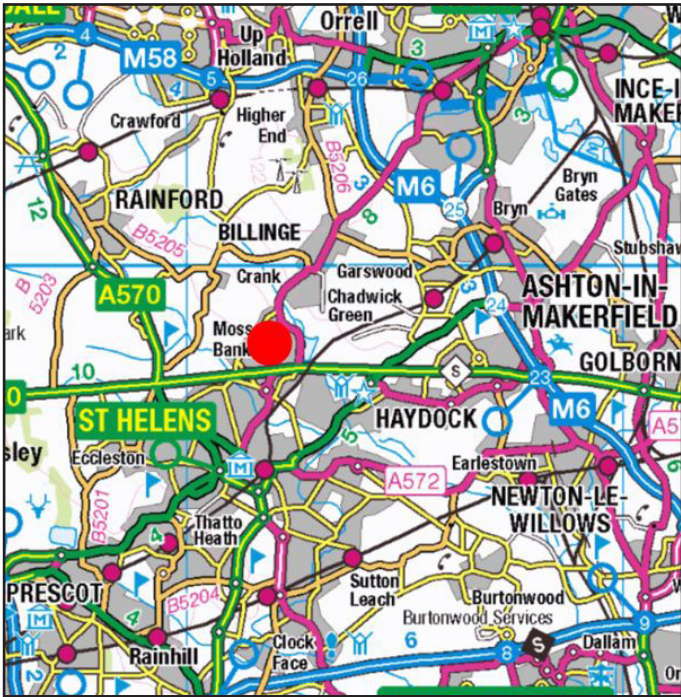
### TENURE

Freehold

### PRICE

Available upon application.

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### VAT

All figures are quoted exclusive of but may be subject to VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400  
E-mail: [nickharrop@hwardp.co.uk](mailto:nickharrop@hwardp.co.uk)

Subject to Contract

Details prepared June 2024

