FOR SALE

SUITABLE FOR OCCUPATION OR DEVELOPMENT
4,346 SQ.FT. (403.7 SQ.M.)
ON 1.3 ACRES (0.53 HECTARES

Hitchcock Wright & Partners
CHARTERED SURVEYORS

Price on Application







FORMER ST CATHERINE'S CHURCH, STANIFIELD LANE, FARINGTON PR25 4QG

LOCATION
The property is located on Stanifield Lane in a residential area in Farington. Farington is a village in South Ribble and is situated to the immediate north of Leyland and south of Preston.

Farington is characterised by a mix of residential areas, farmland, and industrial areas, including the Leyland Trucks headquarters, which is one mile to the north of the property.

The village has strong commuter links with Junction 28 of the M6 approximately 1 mile away and the intersection of the M6 and the M65 approximately 2 miles away.

There are several highly rated primary and secondary schools in the area.

Stanifield Lane runs through the village and into Leyland and is the main thoroughfare for shoppers and commuters. Farington Park is located immediately to the north and Leyland train station is approximately ½ mile away.

DESCRIPTION
The property comprises a former church and a presbytery in mature gardens set back from Harington Road. The church is a single storey brick and concrete building with a pebble dashed entrance block and a pitched tiled roof. Internally the property comprises nave, sanctuary, community room, sacristy, confessional, stores, kitchen and a W.C.

The presbytery is a detached two-storey dormer property comprising lounge, office, dining room, kitchen, bedroom, stores and W.C.s on the ground floor, with three bedrooms and a bathroom on the first floor. There is a garage to the side and garden to the rear. There is a footpath to Kew Gardens, a residential cul-de-sac running along the southern boundary of the site.

ACCOMMODATION
The church extends to a gross internal area of approximately 2,886 sq.ft. (268.1 sq.m.)

The presbytery extends to approximately:

Ground Floor	829 sq.ft.	(77.0 sq.m.).
First Floor	439 sq.ft.	(40.8 sq.m.)
Total	**1,268 sq.ft.**	**(117.8 sq.m.)**

The garage is 192 sq.ft. (17.8 sq.m.).

SITE AREA
1.3 acres (5,107 sq.m.)

TENURE
Freehold

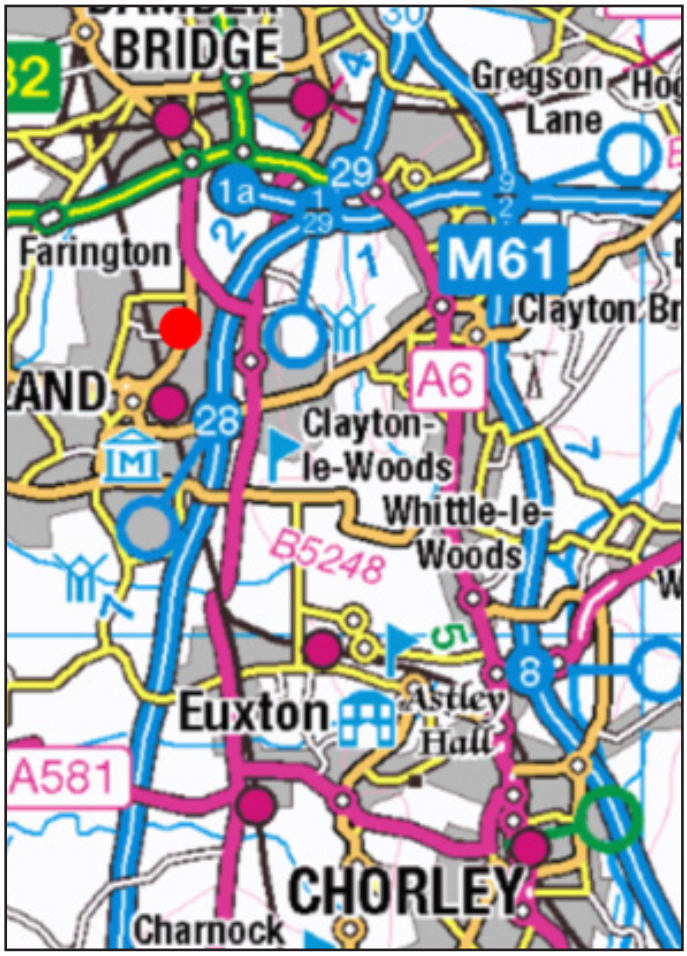
PRICE
Available upon request.

VAT
VAT will not be applicable.

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Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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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@hwandp.co.uk

Subject to Contract

Details prepared November 2026



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