



Goostrey Methodist Church Main Road
Goostrey, CW4 8PA

Best Offers Over £275,000

3010.00 sq ft



Description

The property comprises a detached, single-storey former Methodist church of traditional masonry construction, originally constructed in the late Victorian/Edwardian period and subsequently extended to provide ancillary accommodation to the rear. The building is principally constructed of solid red facing brick elevations beneath a pitched slate-covered roof incorporating decorative bargeboards and traditional Gothic-style architectural detailing, including pointed-arched window openings and a prominent front gable incorporating a cross.

The original church accommodation occupies the principal frontage and is arranged to provide a main worship hall with associated entrance lobby which is currently used as a local post office (part time). To the rear, the property has been extended to provide a range of community accommodation comprising meeting rooms, kitchen facilities, WC accommodation, storage and ancillary support space. The extensions are sympathetic in appearance but are of more modern construction than the original church building having corrugated asbestos roof and more modern and less ornate brickwork.

Externally, the property benefits from a surfaced car park situated to the rear of the building, providing off-street parking for visitors and users of the premises. The car park is accessible via two separate vehicular access points, allowing convenient operational flexibility. The site also includes pedestrian pathways around the building, gravelled service margins, boundary brick walls, timber fencing and landscaped areas.

Location

The subject property is situated on Main Road (A50) within the village of Goostrey, a well-established rural settlement in the unitary authority of Cheshire East, approximately 8 miles (13 km) north-east of Crewe, 7 miles (11 km) south-east of Knutsford and approximately 15 miles (24 km) south of Manchester Airport. The surrounding locality is predominantly affluent and comprises a stable residential catchment with a strong sense of community. Demand for community facilities within the village remains supported by the local population and surrounding rural area.

Accommodation

Entrance lobby 123 Sq ft (11.46 Sq m)
Main Hall 884 Sq ft (82.15 Sq m)
Foyer / Secondary Entrance 238 Sq ft (22.07 sq m)
Kitchen 142 Sq ft (13.15 Sq m)
Female WC 24 Sq ft (2.24 Sq m)
Gents WC 25 Sq ft (2.34 Sq m)
Accessible WC 54 Sq ft (5.03 Sq m)
Store Room 105 Sq ft (9.74 Sq m)
Community room 1,116 Sq ft (103.67 Sq m)
Rear meeting and store room 299 Sq ft (27.80 Sq m)

TOTAL FLOOR AREA 3,010 Sq ft (279.65 Sq m)

Services

Mains Electric, Water and Drainage are available subject to any reconnection which may be necessary. Heating is provided by a split system comprising of a gas fired central heating boiler within the front section and an oil fired central heating boiler within the rear section of the property.

Rating

The VOA website advises the rateable value for the former post office area (lobby) from the 1st April 2026 is £1,825. The standard non-domestic business rates multiplier is 48.0 p. The small business multiplier is 43.2 p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Freehold

Freehold with vacant possession.

Please note we have been advised that the title relating to the rear section of the building is not a full title however an indemnity policy covering this will be provided. Please seek legal advice in respect of this using the title numbers noted within the attached Floor Plans. As agents we are unable to comment or provide advice in respect of this particular matter.

EPC

Churches in England, Wales, and Scotland generally

do not need an Energy Performance Certificate (EPC) when used strictly as places of worship. Should the property be used for alternative uses in the future then an EPC will be required.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

Best Offers Over

We have been instructed by our client to seek best offers over £275,000. Interested parties are invited to submit their best offer by email to: commercial@bjbmail.com. The offer should clearly state:

- > The offer amount
- > The persons name or company name (The purchaser)
- > Estimated timescales for completion
- > Whether the offer is unconditional or conditional, if the latter, specify the conditions
- > How the purchase will be funded. If cash, we will request proof of funds if your offer is considered or accepted.

Please note that our client reserves the right to accept or reject any offer without reason or justification. A target date for all offers being received is on or before Friday 11th December 2026.

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ
Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



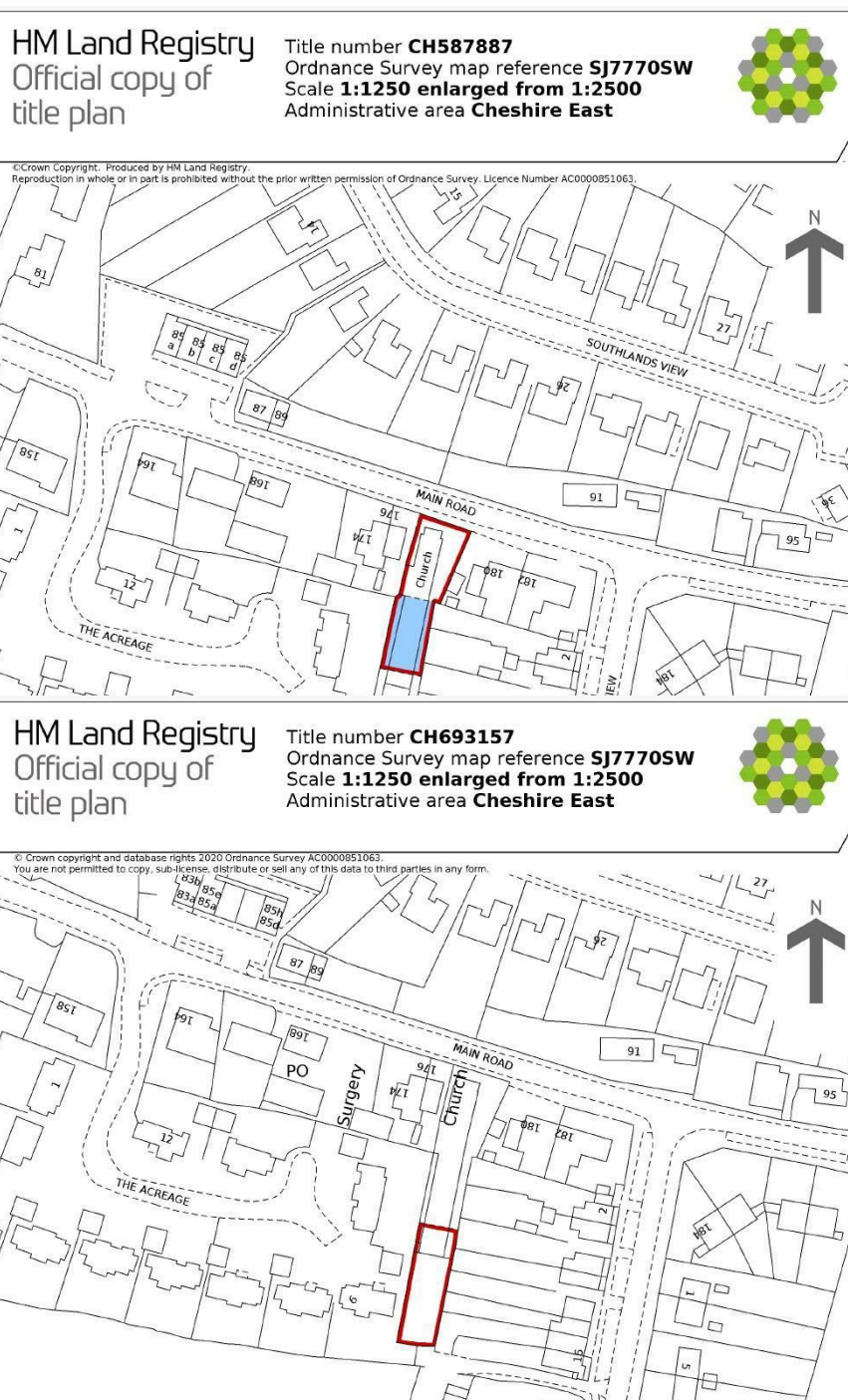
Road Map



Hybrid Map



Terrain Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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