

**FOR SALE**

**O.I.R.O £140,000**



**John Pallister**  
Chartered Surveyors

**St Peters Church, Earby, BB18 6NX**

**Potential Development Opportunity**



**The Coach House, 28 Duck Street, Clitheroe, BB7 1LP**

**Tel: 01200 425697**

**Email: [info@pallisters.co.uk](mailto:info@pallisters.co.uk)**





## St Peters Church

Earby

Lancashire

BB18 6NX

Offers in the region of £140,000

Previously being used as a church St Peters provides an interesting opportunity for potential development. The property enjoys high ceilings, large rooms and original features which could be incorporated into possible future use, which could include residential. The church is located in the town of Earby benefiting from a range of local shops, schools and amenities with bus links to nearby Skipton, Barnoldswick and Colne.



**Internal (All measurements are approximate)**

**Entrance Hall:** 19'11" x 9'3" (6.07m x 2.81m) UPVC fronted entrance way with doors into both church halls and the kitchen.

**Kitchen:** 12'6" x 7'11" (3.81m x 2.41m) Basic kitchen with an area of wall and counter cupboards.

**Storage Room:** 14'0" x 20'4" (4.26m x 6.20m) A spacious room with built in cupboards and radiator.

**Church:** 42'7" x 19'9" (12.97m x 6.02m) A substantial open space with potential for a range of uses benefitting from a removable wall between the 2 church halls

**Church:** 19'11" x 40'10" (6.08m x 12.46m) A second church hall with vaulted ceilings and radiators suitable for many purposes.

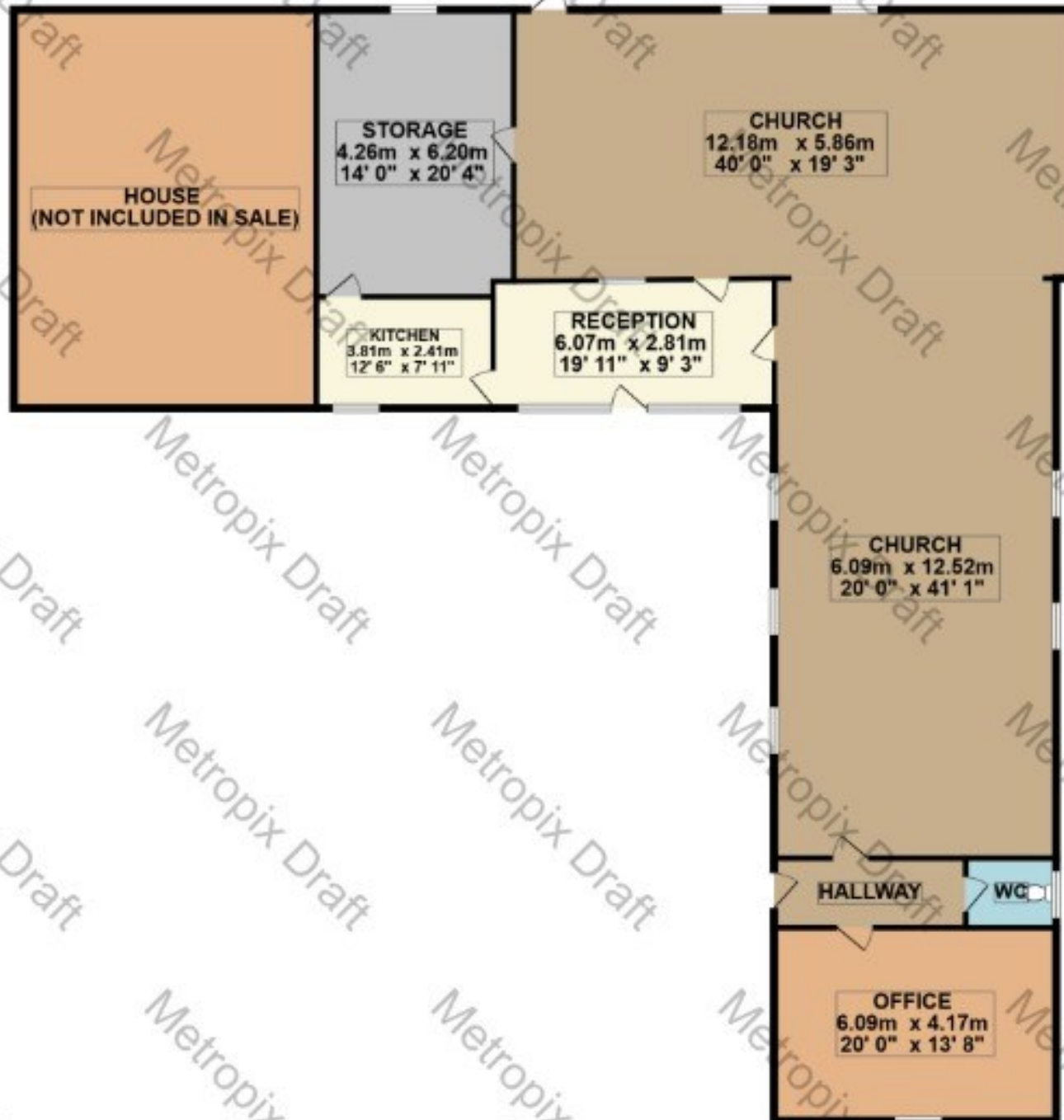
**Hallway:** Small Hallway between the second church and the office.

**WC:** WC with wash basin and window.

**Office:** 20'0" x 13'8" (6.09m x 4.17m) Previously used as an office this room benefits from a stone fireplace and radiator as a useable space for many purposes.



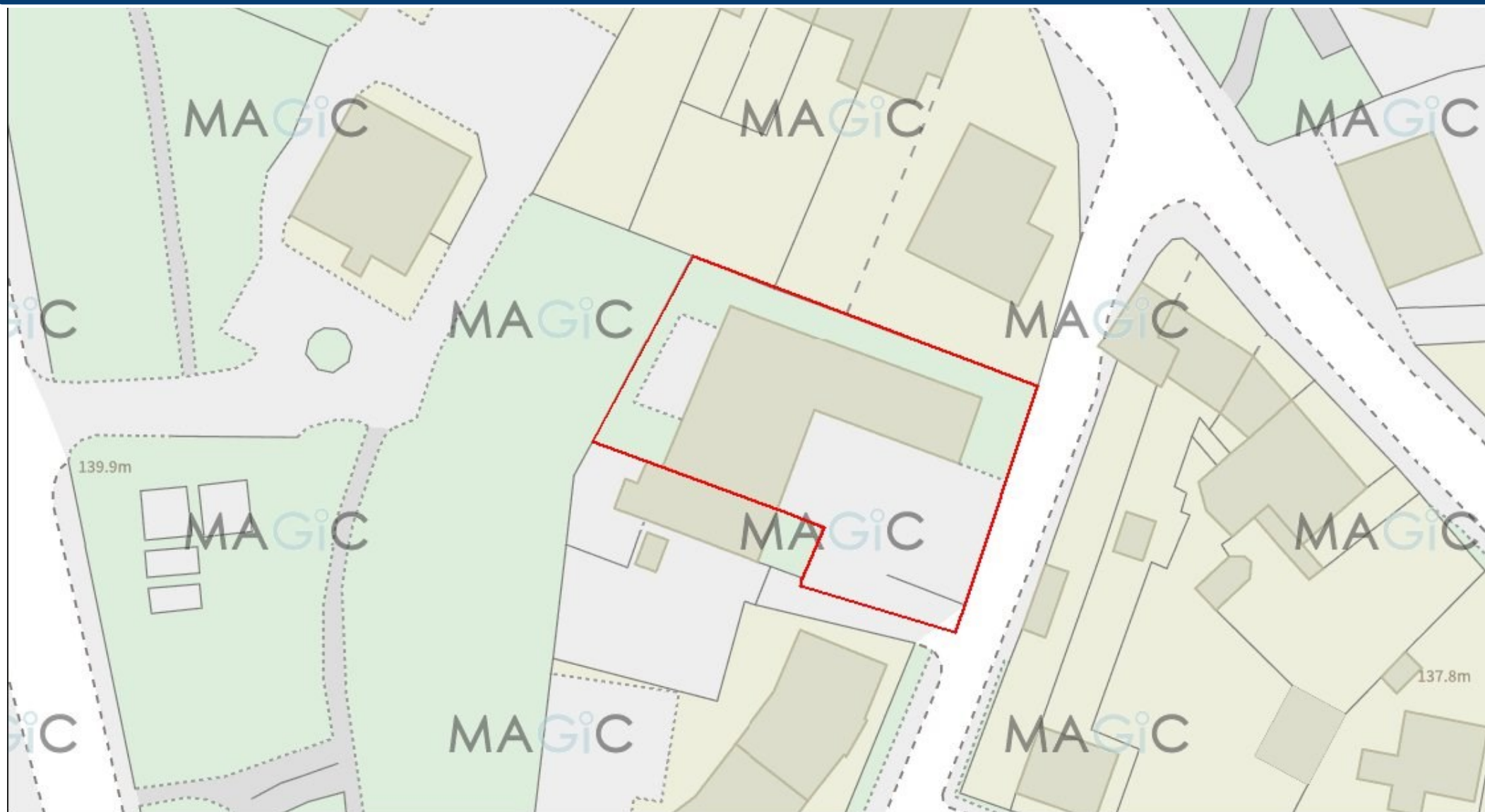
**John Pallister** for themselves and as agents for the vendors of this property give notice that whilst we endeavor to make our sales particulars accurate and reliable, if there is any point of particular importance to you please contact the office and we will be pleased to confirm the position for you; particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars as to this property are to be relied on as representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute any part of an offer or contract. The vendor, John Pallister nor any other person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.





**Externally (All measurements are approximate)**

The property sits in an area of approximately 907Sqm with gardens to the rear and a tarmac carpark to the front accessible from Riley Street.



## General Remarks

### Services

The property benefits from mains water, electricity, gas and drainage.

### Title and Tenure

The property is offered For Sale Freehold and with Vacant Possession upon completion.

### Local Authority

Pendle Borough Council

### Measurements

The measurements provided are given in order to give a reasonable picture of the property prior to inspection. They are not to be relied upon by prospective purchasers, who are invited to make their own measurement surveys.

### Development Potential

At this time no searches into the potential for development have been made by the seller or John Pallister Ltd. Prospective purchasers are advised to undertake their own investigations into possible future planning potential.

### Method of Sale

For sale by Informal Tender. Prospective purchasers should complete the attached Tender form and return to the agents office no later than:

**Noon Monday 10th March 2025**

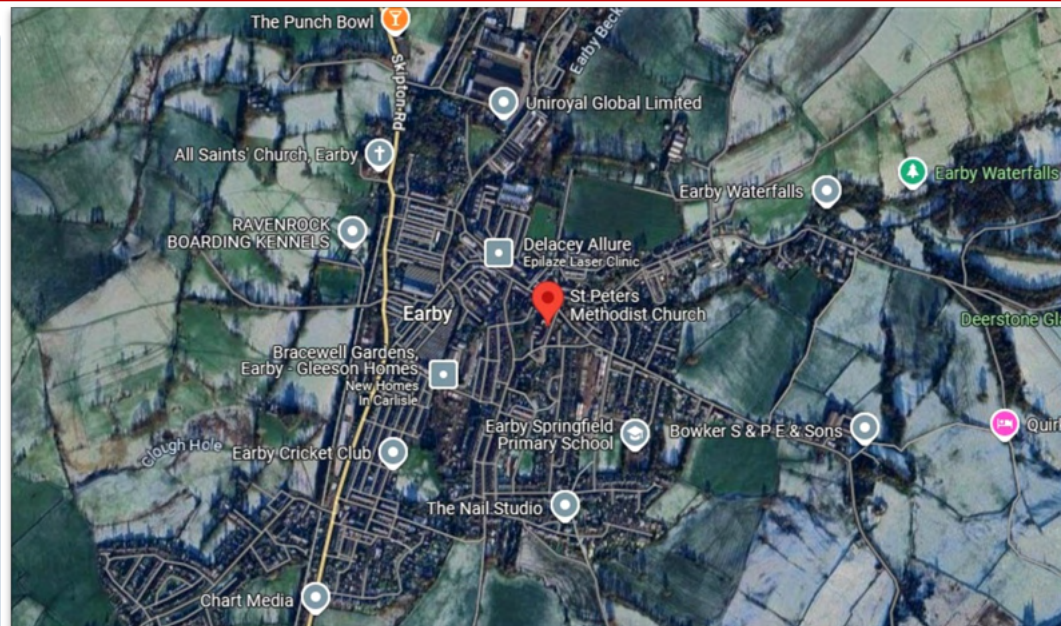
The vendors retain the right not to accept the highest or indeed any Tender Offer received.

### Viewings

Viewings are strictly by appointment with the Agents only.

**Address:** St Peters Methodist Church, Riley St, Earby, Barnoldswick BB18 6NX

**EPC:** Awaiting





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