



**Open Door Baptist Church**  
**Horsecarrs, Shawclough Road, Rochdale OL12 6LG**  
**OFFERS INVITED IN EXCESS OF £800,000**

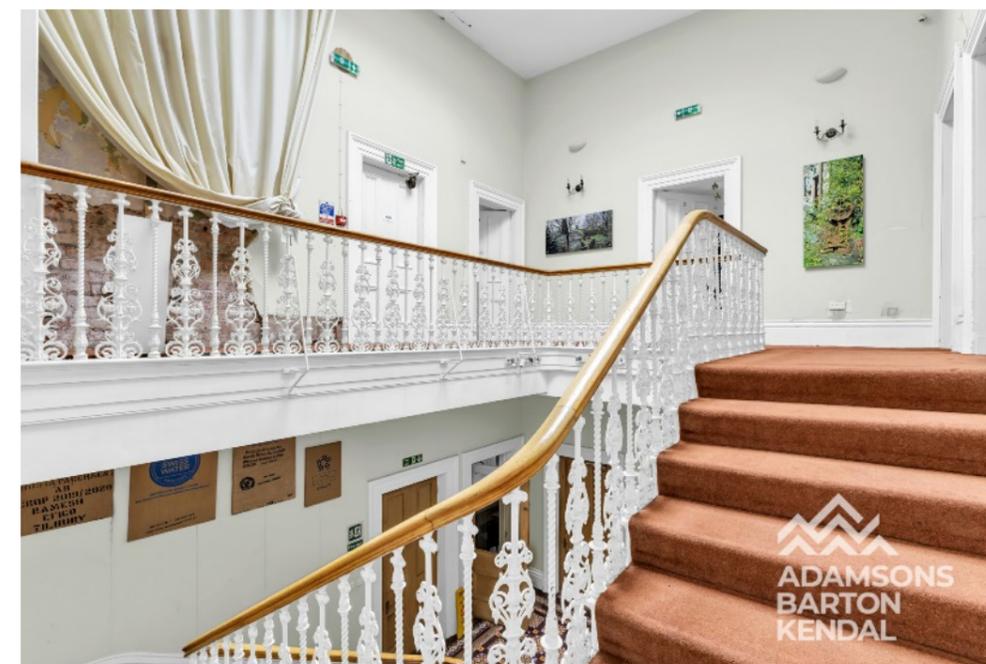
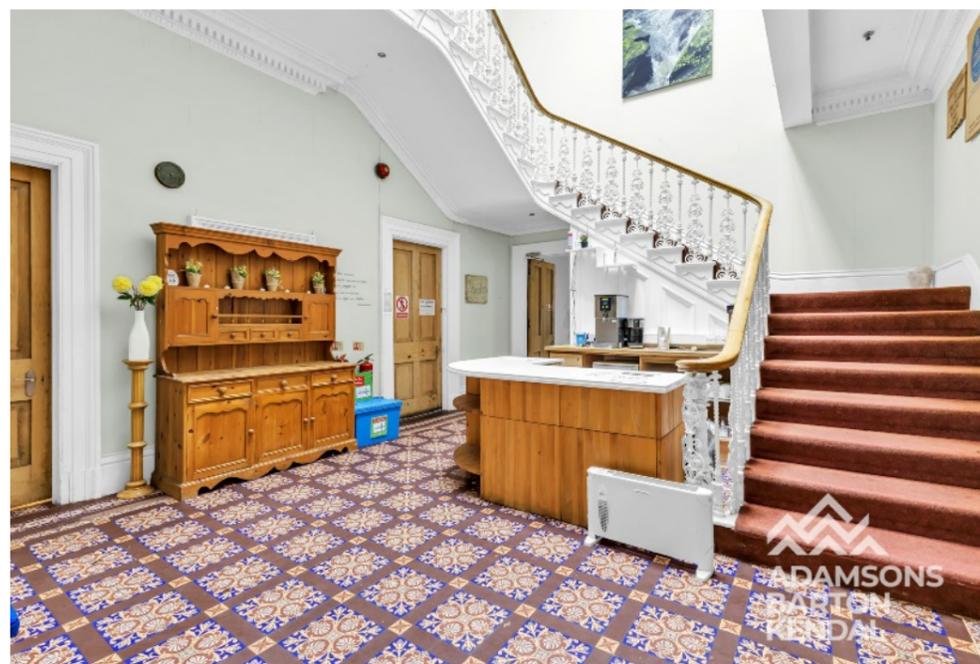
**Adamsons Barton Kendal** are delighted to present this substantial character residence with accommodation over 3 floors and a large side 1970's extension, currently utilised as a place of worship, with an attached block of 3 apartments.

The property is set in approximately 1.84 acres of land, in a wonderful location close to Shawclough Village and Healey Dell Nature Reserve, with all the usual local amenities available nearby. There is a private entrance off Shawclough Road / Falinge Fold and there is ample off street parking.

The property is currently used as a place of worship, but has been previously utilised as offices and a private school and could lend itself to a variety of uses, including residential re-development.

Discussions have been held with the Local Authority with regards to the future development of the site and a pre-application has been submitted with the proposal for the demolition of the side extensions, the conversion of the existing house into 4 large apartments with a new linked apartment block (15 units), linked to the rear of the house and 2 new semi-detached cottages within the grounds.

The pre application includes car parking, bicycle storage, waste storage and landscaping - a copy of which is available if required Planning consent - prospective purchasers should satisfy themselves as to the proposed use of the premises, prior to making a commitment to purchase the property.



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## ACCOMMODATION

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### Original Building

#### Ground Floor

Enclosed Porch

Hall

Gents WC

Ladies WC

Baby Change

Reception Area - 5.3 x 6.9 metres

Dining Room - 5.2 x 6.3 metres - open fire

Music Room - 7.3 x 5.8 metres

Kitchen - 5.5 x 4.9 metres

Meeting Room - 10.9 x 5.6 metres

Kitchen 2 - 4.8 x 2.9 metres

Utility Room - 4.5 x 3.9 metres (maximum)

Nursery - 4.7 x 5.6 metres

Library / Meeting Room - 5.5 x 6.7 metres

Main Hallway - 12.1 x 9.5 metres plus 2.0 x 3.9 metres

Storeroom

Gents WC

Ladies WC

#### First Floor

Landing

Room 1 - 4.3 x 4.9 metres

Room 2 - 5.0 x 4.3 metres

Room 3 - 6.3 x 4.6 metres (split with partitions)

Room 4 - 4.9 x 3.4 metres plus 2.1 x 2.9 metres

Vanity Room - 3.0 x 1.5 metres

Room 5 - 3.6 x 4.4 metres

Room 6 - 4.1 x 2.9 metres

Bathroom 3.2 x 3.1 metres

Room 7 - 5.0 x 3.0 metres

Room 8 - 5.1 x 5.5 metres

#### Second Floor

4 Attic rooms

#### Basement

6 Cellar rooms



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**Two Storey Extension**

Communal Entrance with  
entrance hallway

**Flat 1**

Vestibule  
Hallway  
Utility Room  
Lounge  
Kitchen  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom

**First Floor**

Communal Landing

**Flat 2**

Entrance Vestibule  
Hallway  
Lounge  
Kitchen  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Bathroom

**Flat 3**

Entrance Vestibule  
Hallway  
Lounge  
Kitchen  
Bedroom 1  
Bedroom 2  
Shower Room



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## Externally

The property is set on an extensive plot, extending to approximately 1.84 acres and is accessed off a private entrance off Falinge Fold.



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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

## Tenure

Freehold

## Available upon request

Pre Application dated February 2026

Planning Statement

Arboricultural Impact Statement

w - [abkproperty.co.uk](http://abkproperty.co.uk) e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

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