

# PERRY BISHOP

AND CHAMBERS

THE AGENT WHO KEEPS YOU INFORMED



## Former Methodist Church Rooms

Bishopsworth Road, Bristol BS13 7JP

Guide Price £120,000

A former Methodist School Room building in a site of approximately 0.12 acres, suitable for community use or re-development, subject to consent.

**Offers to be received in writing by 12.00 noon on Wednesday 16<sup>th</sup> January 2013**

**Joint Sole Agents: Adrian Male Associates, Tel: 01460 281881**

[www.perrybishop.co.uk](http://www.perrybishop.co.uk)

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## VIEWINGS

Parties wishing to see the location of the site may do so during normal daylight hours. We are arranging open view days of the existing property, which are as follows:

- |  |                   |
|--|-------------------|
| 1. Saturday 8 <sup>th</sup> December 2012  | 11.00am – 12.30pm |
| 2. Thursday 13 <sup>th</sup> December 2012 | 2.00pm – 3.00pm   |
| 3. Tuesday 18 <sup>th</sup> December 2012  | 10.30am – 11.30am |

## DIRECTIONS

We are including an overall location plan of this property within the sales particulars showing its position on Bishopsworth Road just off the A38 south west of the city centre.

## LOCATION

Bedminster is located approximately 2 miles south of Bristol city centre, this property fronts Bishopsworth Road, close to the A38.

The property is located within a mixed residential/commercial area and there are everyday retail, leisure and educational facilities in the immediate vicinity.

## THE PROPERTY

The extent of the property is shown edged in red for identification purposes within these sales particulars. The overall site area amounts to approximately 0.12 acres (0.05 hectares), and directly fronts Bishopsworth Road, though has no existing vehicular access.

On site is the former School Room building, dating from the 1930s. the front section of which has brick elevations under a pitched tiled roof with rear extension of similar construction.

## ACCOMMODATION

### Ground Floor

Entrance porch to main hall  
17.0 m x 11.3 m (55' 9" x 37' 0") = 192 sq m (2065 sq ft)  
Including internal porch area.

Kitchen with double drainer sink unit and kitchen units  
5.8m x 3.9m (19' 0" x 12' 9") = 23 sq m (250 sq ft)

Rear Hall  
8.3m x 6.7m (27' 2" x 21' 11") = 56 sq m (600 sq ft)  
Leading to ladies and gents cloakrooms.

### Outside

Lean to store to the side of the property. Forecourt area to the front, which provides potential parking, subject to consent.

## TENURE

We are informed that the vendors enjoy freehold title and vacant possession will be granted on completion of sale.

## SERVICES

The Methodist Church reserves the right to remove all internal fixtures and fittings from the premises, though some may be

available for purchase by separate negotiation if required.

We understand that all mains services are connected to the property. Interested parties should address any other enquiries to the relevant service companies.

## TOWN AND COUNTRY PLANNING

It is considered that the property is suitable for continued community use. The location also makes it suitable for residential conversion or re-development, subject to planning consent being obtained. Interested parties should address any specific enquiries to the Planning Authority at Bristol City Council.

## LOCAL AUTHORITY

Bristol City Council  
Tel: 0117 922 3000  
Website: [www.bristol.gov.uk](http://www.bristol.gov.uk)

## OFFERS

Offers are to be received in writing, under seal by 12.00 noon on Wednesday 16<sup>th</sup> January 2013 at the office of Perry Bishop and Chambers at 2 Silver Street, Cirencester GL7 2BL.

The envelope being clearly marked "**Bedminster Church Rooms Offer**" for the attention of: Mr Peter Chambers.

Alternatively your offer can be sent by email to: [peterchambers@perrybishop.co.uk](mailto:peterchambers@perrybishop.co.uk) or by fax: 01285 644683

The following information should be included within the offer:

- The name and address of the party making the offer
- The name and address of the solicitor acting
- The amount of offer in finite numerical terms
- Any conditions to which the offer is subject
- Confirmation of availability and source of finance
- Confirmation that contracts can be exchanged within four weeks of receipt of paperwork with completion two weeks later.

**Note:** The vendors are not bound to accept any or the highest offer and we would anticipate that a decision will be made soon after the closing date with all parties being notified accordingly.

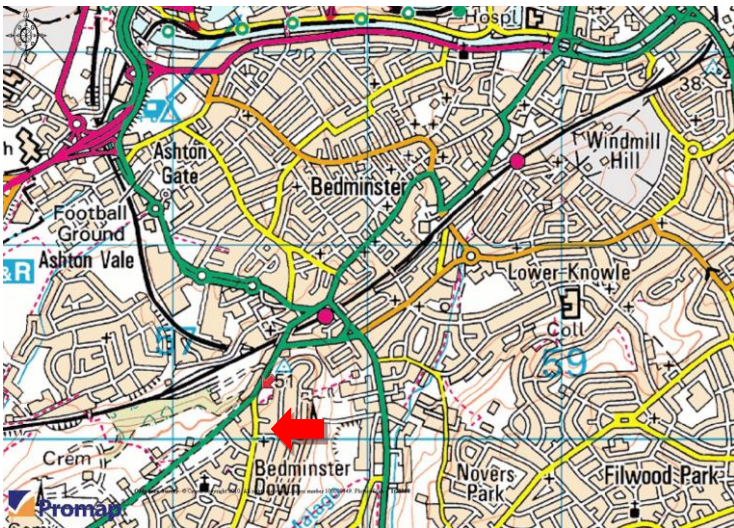
## JOINT AGENT:

Adrian Male Associates  
Tel: 01460 281881

**Adrian Male  
Associates**  
**Chartered Surveyors**  
**Tel: 01460 281881**

Ref: PAFC/HBH/889B/22812





**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. Room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. Measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

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