

PERRY BISHOP

— AND CHAMBERS —

THE AGENT WHO KEEPS YOU INFORMED



Former Bitton Methodist Church

Mill Lane, Bitton, Bristol, BS30 6HJ

Guide: £120,000

A detached former church building close to the centre of Bitton suitable for continued community use or conversion for residential or commercial purposes (subject to planning permission).

Offers to be received in writing by 12.00 noon on

Joint sole agents: Adrian Male Associates Tel: 01460 281881

www.perrybishop.co.uk

Cheltenham ■ Cirencester ■ Faringdon ■ Nailsworth ■ Tetbury ■ London

VIEWINGS

Parties wishing to view the general location of the property may do so at any time. We are arranging open view times for internal inspections as follows:

1. -----
2. -----
3. -----

DIRECTIONS

The location plan within these sales particulars shows the location of the property just off the A431, which runs west to east through Bitton. The property itself can be identified by the agent's sale board.

LOCATION

Bitton sits on the A431, approximately 9 miles south east of Bristol and 6 miles north west of Bath. Both the M4 and M5 motorways are within easy driving distance.

The village of Bitton is primarily a residential location for the nearby larger centres, but has facilities for everyday use, including community store and post office, primary school, village hall and public houses.

The property is located on Mill Lane, which runs directly north from the main road through the village.

THE PROPERTY

The original church building dates from 1859 and has stone elevations under a dual pitched tiled roof, with gable parapets. It has Ashlar stone detailing to include the window surrounds.

The property has a very attractive external appearance and is within a rectangular plot with a courtyard to the front and garden area to the rear. There is no consecrated ground.

The OS plan within these sales particulars shows the extent of the property being offered for sale edged in red for identification purposes.

ACCOMMODATION

Double doors to porch, with doors to:

Chapel

9.7 mt x 6.6 mt = 64 sq mt (690 sq ft)
Including raised altar area, with radiators, full height side windows, some of which are stained glass, fluorescent lighting and carpeted floor.

Door to:

School Room

5.4 mt x 6.6 mt = 35.6 sq mt (380 sq ft)
With radiators, windows to rear, fitted cupboard housing gas fired boiler.

Door to lobby and cloakroom to which there is also outside access. Step up to rear hall to:

Kitchen

3.7 mt x 2.9 mt = 11 sq mt (115 sq ft)
With single stainless steel sink unit with cupboards under. Wall cupboards, radiator and door to outside.

First Floor

Stairs from Chapel to:

Balcony

2.4 mt x 6.6 mt = 16 sq mt (170 sq ft)
With fitted seating.

Rear stairs to:

Meeting Room

5.4 mt x 6.85 mt = 37 sq mt (400 sq ft)
Radiator and windows to rear.

Outside

To the front is a small area behind a wrought iron fence fronting Mill Lane, to the rear is an open yarded area with vehicular access from Mill Lane, offering a potential garden and parking area.

Services

We are informed that all mains services are connected to the property and heating is via a gas fire radiator system.

Interested parties should address any other enquiries to the relevant service companies

TENURE

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

It should be noted that the vendors reserve the right to remove all or any internal fixtures or fittings prior to completion, and are excluded from the sale.

LOCAL AUTHORITIES

South Gloucestershire Unitary Authority, Thornbury
Tel: 01454 868004
Gloucestershire County Council, Gloucester.
Tel: 01452 425000

TOWN & COUNTRY PLANNING

No specific enquiries have been made of the relevant Planning Authority and interested parties should satisfy themselves that their use will be permitted.

The property is not Listed as being of special architectural or historic interest, but is locally Listed and considered by the Local Planning Authority to be of good quality design and appearance, or to have historic significance.

It is considered that the building is suitable for continued community use or for conversion to either commercial or residential use, subject to planning consent being granted.

OFFERS

Offers are to be received in writing, preferably under seal by 12.00 noon on -----

To:
Perry Bishop & Chambers
2 Silver Street
Cirencester
GL7 2BL

Tel: 01285 646770

Marked for the attention of: Mr Peter Chambers

**The outside of your envelope should be marked:
"Bitton Offer"**

Or by fax to 01285 644683

Or e-mail: peterchambers@perrybishop.co.uk

The following information must be included within the offer:

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

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.

GUIDE PRICE

The guide price is £120,000, subject to contract.

Ref: PAFC/LAD/1189/17/5/12

Joint Sole agents: Adrian Male Associates

Tel: 01460 281881





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.

P593 Printed by Ravensworth 01670 713330

2 Silver Street, Cirencester, Glos. GL7 2BL
 Telephone: 01285 646770 Fax: 01285 644683 E-mail: landandnewhomes@perrybishop.co.uk

www.perrybishop.co.uk

ESTATE AGENTS AND VALUERS, LETTINGS AND MANAGEMENT, LAND AND NEW HOMES, CHARTERED SURVEYORS