

PERRY BISHOP

— AND CHAMBERS —

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Former Blagdon Methodist Church, School Room & Chapel House Street End, Blagdon, North Somerset, BS40 7TL £300,000

A detached former Church building with adjacent school room, suitable for conversion to residential or commercial use (subject to consent) and Chapel Cottage in need of modernisation in its own grounds of approximately 1/3rd of an acre.

Offers to be received in writing by 12.00 noon on Thursday, 29 September 2011

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.) Saturday, 3 September 2011 - 11.00 am – 1.00 pm
- 2.) Tuesday, 13 September 2011 - 11.00 am – 1.00 pm
- 3.) Saturday, 17 September 2011 - 2.00 pm – 4.00 pm

DIRECTIONS

The location plan within these sales particulars shows the location within the village of Blagdon.

LOCATION

Blagdon is a very attractive village set above Blagdon Lake in North Somerset. It sits on the A368 and has good amenities for everyday use including Post Office Stores, highly regarded Primary School, public houses and garage. Secondary education is usually at Churchill. It is also conveniently located for Bristol to the north and Weston-Super-Mare to the west, the M5 motorway junction 21 being about 10 miles distant. Bristol international airport is about 6 miles to the north.

This property enjoys a quiet position in a residential part of the village and has extensive views across the valley to Blagdon Lake.

THE PROPERTY

The Group of buildings comprises a former Methodist Church dated from 1907, the adjacent school room and detached Chapel Cottage. They stand within the Conservation Area of the village but are not individually Listed.

All of the buildings are constructed with natural stone elevations under pitched clay tiled roofs and are with a good sized and private plot in the order of 1/3rd of an acre. This includes a car parking area in front of the school and cottage.

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

ACCOMMODATION

1. The Former Methodist Church

Entrance vestibule with store and door to Church and school room. Main Church 15.3 sq mt x 7 sq mt = 107 sq mt (1150 sq ft) with Dias to east end. Timber clad ceilings, leaded light glazing with some coloured glass and wainscoting to walls.

Door to vestry 3 sq mt x 2.8 mt = 8.4 sq mt (90 sq ft) with lobby to cloakroom.

2. School Room

Entrance from vestibule and from outside 11 sq mt x 5.6 sq mt = 61.6 sq mt (660 sq ft) with timber clad ceilings, wainscoting and folding timber screen to store room 5.6 sq mt x 3.3 sq mt = 18.5 sq mt (200 sq ft), kitchen 3.1 sq mt x 3 sq mt = 9.3 sq mt (100 sq ft) with single stainless steel sink unit and cupboards under. One internal and one external cloakroom.

3. Chapel House

Ground Floor

Entrance hall with radiator, dining room 3.95 sq mt max x 3.7 sq mt with radiator, arch to living room 4.45 sq mt x 3.7 sq mt with radiator and open fire. Rear hall with radiator and back door to study 2.6 sq mt x 3.6 sq mt with radiator and wash hand basin.

Kitchen 2.9 sq mt x 2.6 sq mt with single stainless steel sink unit with cupboards under, wall and floor units and gas fired boiler. Rear lobby with radiator to bathroom with bath, wash hand basin, electric shower and radiator and separate WC. Stairs to first floor landing with radiator. Bedroom one 2.9 sq mt x 6.4 sq mt max with radiator and views to Church and lake. Bedroom two 2.7 sq mt x 2.4 sq mt with radiator with views to Church and lake. Bedroom three 2 sq mt max. x 3.4 sq mt with radiator with views to Church and lake (includes airing cupboard) separate WC.

Outside

There is a surfaced car parking area to the side of the Church and in front of Chapel Cottage.

SERVICES

We are informed that mains services of water, electricity, drainage and gas are all connected to the existing properties. Interested parties should address any specific 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 harmonium organ, pews, communion table and pulpit in the main Church are excluded from the sale.

LOCAL AUTHORITIES

North Somerset District Council, Weston-Super-Mare
Tel: 01934 888888
Somerset County Council, Taunton Tel: 0845 3459166

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. It is considered that the Church and School would be suitable for conversion for commercial or residential use, subject to planning consent being granted.

NOTE

The piano, benches and carpet in the schoolroom are not included in the sale

OFFERS

Offers to be received in writing by 12.00 noon on Thursday, 29 September 2011

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.

GUIDE PRICE

The guide price is £300,000 subject to contract.

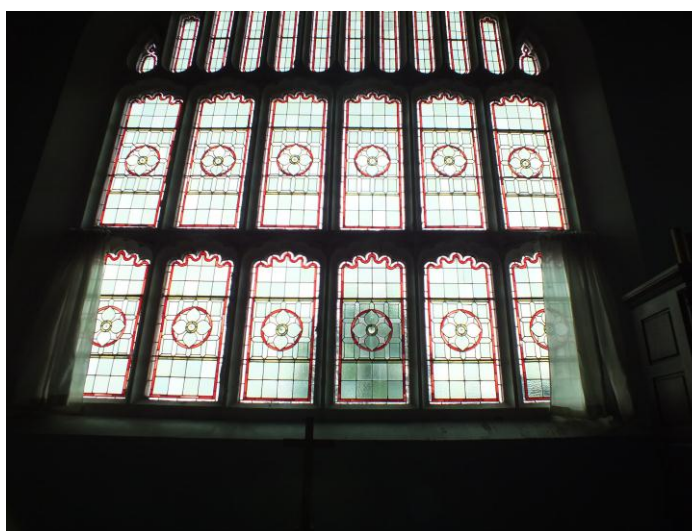
Joint sole agents: Adrian Male Associates Tel: 01460 281881



Internal picture of schoolroom

Adrian Male Associates
Chartered Surveyors
Tel: 01460 281881

PAFC/LAD/1091/22811



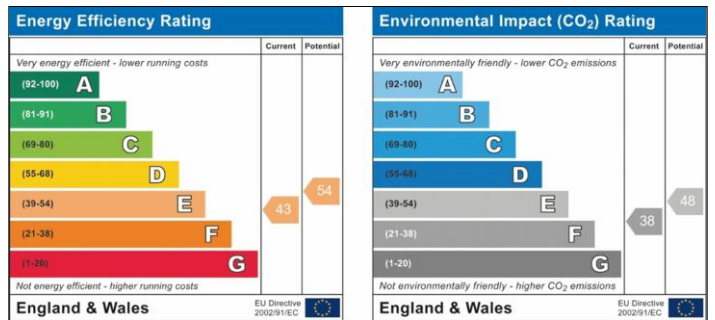
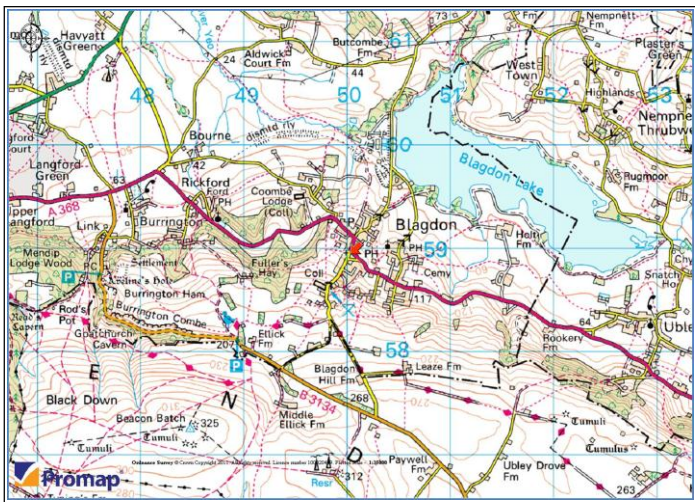
Stained glass Church window



Entrance porch to Church and Schoolroom



Chapel House



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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