

# PERRY BISHOP

AND CHAMBERS

## THE AGENT WHO KEEPS YOU INFORMED

**LAND AND NEW HOMES**

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

**Former Brentry Methodist Church  
Lower Knole Lane  
Bristol  
BS10 6SA**



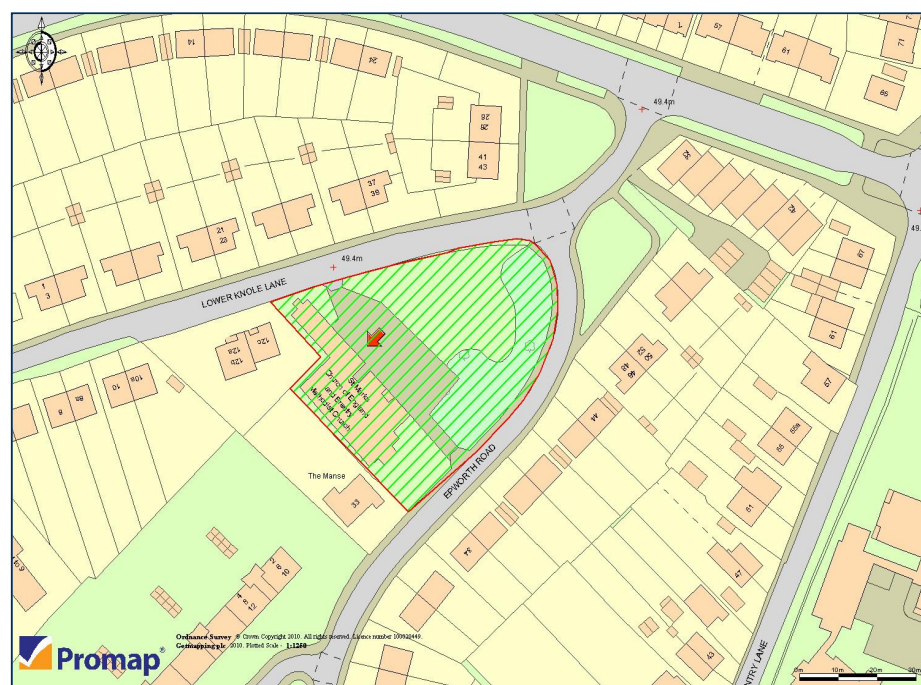
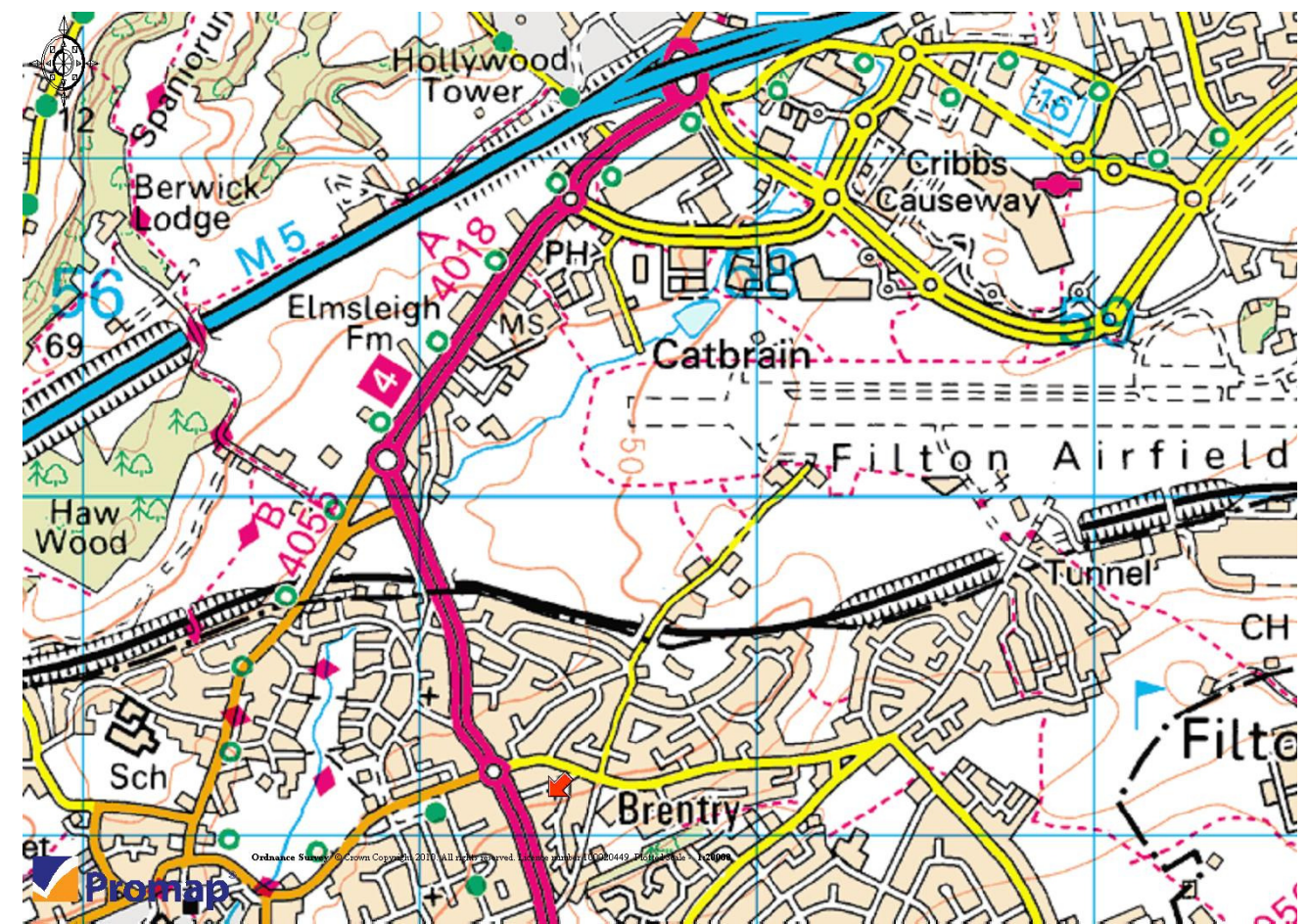
**A Former Methodist Church, hall, meeting rooms and grounds in a site of approximately 0.74 acres. Suitable for community use or re-development (subject to consent). For sale by informal tender closing at 12.00 noon on Friday, 14 May 2010.**

**Guide Price: £300,000**

2 Silver Street, Cirencester, Glos. GL7 2BL  
Telephone: 01285 655355 Fax: 01285 644683 E-Mail: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

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



**DISCLAIMER** Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give on the part of our employees any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are a long distance from the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

**VIEWINGS**

Parties wishing to inspect and walk the site may do so during normal daylight hours. We are arranging open view days of the existing buildings for internal inspections, which are as follows:

1. Tuesday, 20 April, 2010 - 10.30 am to 12.30 pm
2. Wednesday, 28 April, 2010 - 2.00 pm to 4.00 pm

**DIRECTIONS**

We are including an overall location plan of this property within the sales particulars, showing its position in relation to the M5 motorway, the ring road and Cribbs Causeway.

**LOCATION**

Brentry is a suburb of Bristol, about 3 miles north west of the city centre, and about 2 miles south of Junction 17 of the M5 motorway. Cribbs Causeway out of town shopping centre is also about 2 miles to the north.

The property is situated within a residential area and there are everyday facilities in the immediate vicinity.

**THE PROPERTY**

The extent of the property is shown edged in red for identification purposes on the OS map within these sales particulars. The overall site area amounts to approximately 0.75 acres (0.3 hectares) and enjoys vehicular access onto Lower Knole Lane to the north. The site is level and for the most part undeveloped, though there is a small former Methodist Church dating from Victorian times, a hall and meeting rooms dating from the 1950s/1960s upon the rear area of the site. There is also a surfaced car parking area.

The original chapel is constructed with brick walls under a pitched tiled roof, whilst the hall and meeting rooms have rendered block work walls under pitched slate and tile roofs and part flat roof.

**ACCOMMODATION Ground Floor**

Entrance hall with ladies and gents cloakrooms and hallway to:

**Main worship area**

31' 9" x 46' 3" (9.7 m max x 14.1 m max) = approx 135 sq mt

Divided into 2 sections plus stage area of 31' 9" x 18' 8" (9.7 m x 5.7 m) = 55 sq mt

**Meeting Room**

31' 9" x 22' 3" (9.7m x 6.8m) = 66 sq mt

**Epworth Room**

14' 1" x 16' 0" (4.3m x 4.9m) = 21 sq mt

**Knole Room**

18' 0" x 10' 9" (5.5m x 3.3m) = 18 sq mt

**Boiler Room**

With gas fired boiler

**Kitchen**

13' 9" x 9' 6" (4.2m x 2.9m) = 12.2 sq mt

**Vestry**

9' 8" x 18' 4" (2.95m x 5.6m) = 16.5 sq mt

**Original Chapel**

16' 8" x 27' 6" (5.1m x 8.4m) = 43 sq mt

**Outside**

There is a large surfaced car parking area and the remainder of the site is grassed.

**SERVICES AND TENURE**

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

The Methodist Church will remove all internal fixtures and fittings from the premises, though some may be available for purchase by separate negotiation if required.

**TOWN AND COUNTRY PLANNING**

It is considered that the property is suitable for continued community use, and is well suited to this purpose, particularly given the extensive on site car parking facilities. The property lies within a residential area and it is considered that it is suitable for re-development for residential purposes, subject to planning consent. Specific enquiries should be addressed to the Planning Authority at Bristol City Council and it is likely that some element of continued community use will be required.

**LOCAL AUTHORITY** Bristol City Council, Bristol Tel: 0117 9222000**OFFERS**

There is a guide price of £300,000, subject to contract.

Offers may be made subject to planning (ie: conditional) and are to be received in writing by 12.00 noon on Friday, 14 May, 2010 at the offices of Perry Bishop and Chambers at 2 Silver Street, Cirencester, Gloucestershire, GL7 2BL. These may be sent by post, fax or e-mail - peterchambers@perrybishop.co.uk

**Please Note:** It is the purchaser's responsibility to ensure that their offer is received on time. The following information must be included:

- a. Name and address of party making an offer
- b. Name and address of Solicitor acting
- c. Amount of offer in finite numerical terms. Escalating bids will not be accepted.
- d. Details of any conditions, and if the offer is made subject to planning permission, then brief details of the required consent must be included.
- e. Confirmation of source and availability of finance and the availability of finance and the ability to exchange contracts within 20 working days of receipt of legal papers, if the offer is made subject to contract only.
- f. Confirmation that the purchase is not dependant upon the sale of any other property.
- g. A note of the intended future use for the property, so as to ensure that there is no conflict of interest with that of the vendors.

The vendors will not be bound to accept the highest or any offer and a decision will be made as soon as possible after the closing date, with all parties being notified accordingly.

**JOINT AGENTS**

Adrian Male Associates, Chartered Surveyors. Tel: 01460 281881

PAFC/LAD/889/6410