

PERRY BISHOP

— AND CHAMBERS —

THE AGENT WHO KEEPS YOU INFORMED



Former Wesleyan Methodist Church

Church St, Coleford, Nr Frome, Somerset, BA3 5NG £225,000

A detached former church building suitable for conversion to residential or commercial use (subject to consent) set in its own grounds of approximately ½ an acre, together with a car parking area to the side.

Offers to be received in writing by 12.00 noon on Thursday, 2 June 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. Thursday, 12 May 2011 - 2.00 pm - 4.00 pm
2. Wednesday, 18 May 2011 - 10.00 am - 12.00 noon

DIRECTIONS

The location plan within these sales particulars shows the location of the property within the original village of Coleford.

LOCATION

Coleford is a former mining community located amidst lovely Wiltshire countryside, conveniently located for a number of nearby centres including Frome (6 miles), Shepton Mallet (6 miles), Radstock (4 miles) and Bath (14 miles).

The village has good amenities for everyday use, including a Post Office stores, supermarket, primary school, doctor's surgery, 2 public houses, garage and youth centre. Wider ranges of services including secondary education are available at the nearby larger centres.

The property enjoys an elevated position within the older part of the village and has beautiful views to the rear, as shown by photographs within these sales particulars.

THE PROPERTY

The premises comprise a former Wesleyan Church dated to 1865 of historic significance and is a Listed building.

The property is constructed with natural stone elevations with a pitched concrete tiled roof. The property has an overall site area of just under ½ an acre comprising of a former burial ground, now closed, together with the adjacent hard standing area used for car parking. It should be noted that a neighbouring property has the right to park 2 vehicles within this area.

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

ACCOMMODATION

Canopied porch and doors to:

Main Chapel

10.7 mt x 15.4 mt = 165 sq mt (1775 sq ft) with most attractive horseshoe gallery to south, north and west sides. This room has approximately 30 ft head height with open trussed roof, having windows at both upper and lower levels. There is a raised pulpit and dais, half timbered wall panelling and exposed stonework.

This area incorporates a lobby with wash hand basin leading to WC and separate kitchenette with single stainless steel sink unit. Stairs down to lower ground floor:

Meeting Room 1

12.8 mt x 4.8 mt = 61.4 sq mt (660 sq ft) with recently re-decorated floor and ceilings, fluorescent lighting and windows to the side, door to side hallway with radiators and door to outside.

Kitchen

4.1 mt x 3.6 mt = 14.75 sq mt (160 sq ft) with built in range, single stainless steel sink unit with cupboards under, wall and floor units and gas fired boiler.

Meeting Room 2

3.6 mt x 6.7 mt = 24.1 sq mt (260 sq ft) with radiator and hatched kitchen.

Rear Hall

With radiator and door to outside. Lobby with double wash hand basins, electric wall heater and radiator, leading to male and female WCs.

Outside

To the front with access directly onto Church Street is a hard standing area used for car parking, and to the rear of the property is an extensive area of land, part of which comprises a former burial ground for Wesleyans (now closed), together with a garden area beyond. There are beautiful views to the east from the garden area.

SERVICES

We are informed that mains services of water, electricity, drainage and gas are all connected to the existing property. 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. As stated, one of the neighbouring house holders has the right to park 2 vehicles in the car parking area; details of this arrangement are available upon request.

LOCAL AUTHORITIES

Mendip District Council, Shepton Mallet, Tel: 01749 648999
Somerset County Council, Taunton Tel: 0845 3459166

TOWN & COUNTRY PLANNING

It is considered that the property is suitable for conversion for a variety of commercial or residential uses (subject to planning consent being granted), it should be noted that the property is Listed and within a Conservation Area, and therefore Listed building consent will also be required. Interested parties should address specific enquiries to the Local Planning Authority at Mendip District Council.

OFFERS:

Offers are to be received in writing by 12.00 noon on Thursday 2 June 2011, which should be made under seal and sent to the offices of Perry Bishop & Chambers at 2 Silver Street, Cirencester, GL7 2BL.

It is the purchaser's responsibility to ensure that their offer is received on time and the outside of the envelope should be clearly marked: "Coleford Church".

Offers may be made either subject to contract only or subject to contract and planning permission.

The following information must be included:

- a) Identity of party making the offer
- b) Identity of Solicitor acting
- c) Amount of offer in finite, numerical terms
- d) Details of any conditions. In particular if your offer is made subject to planning then brief details of your proposals must be included
- e) Source and confirmation of financing

The vendors will not be bound to accept the highest or any offer.

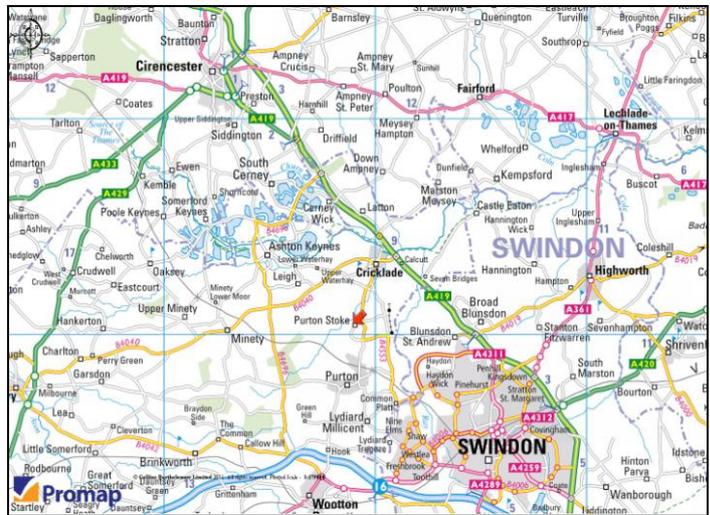
GUIDE PRICE

The price guide is £225,000 subject to contract.

PAFC/LAD/1120/27411



View to rear of Church

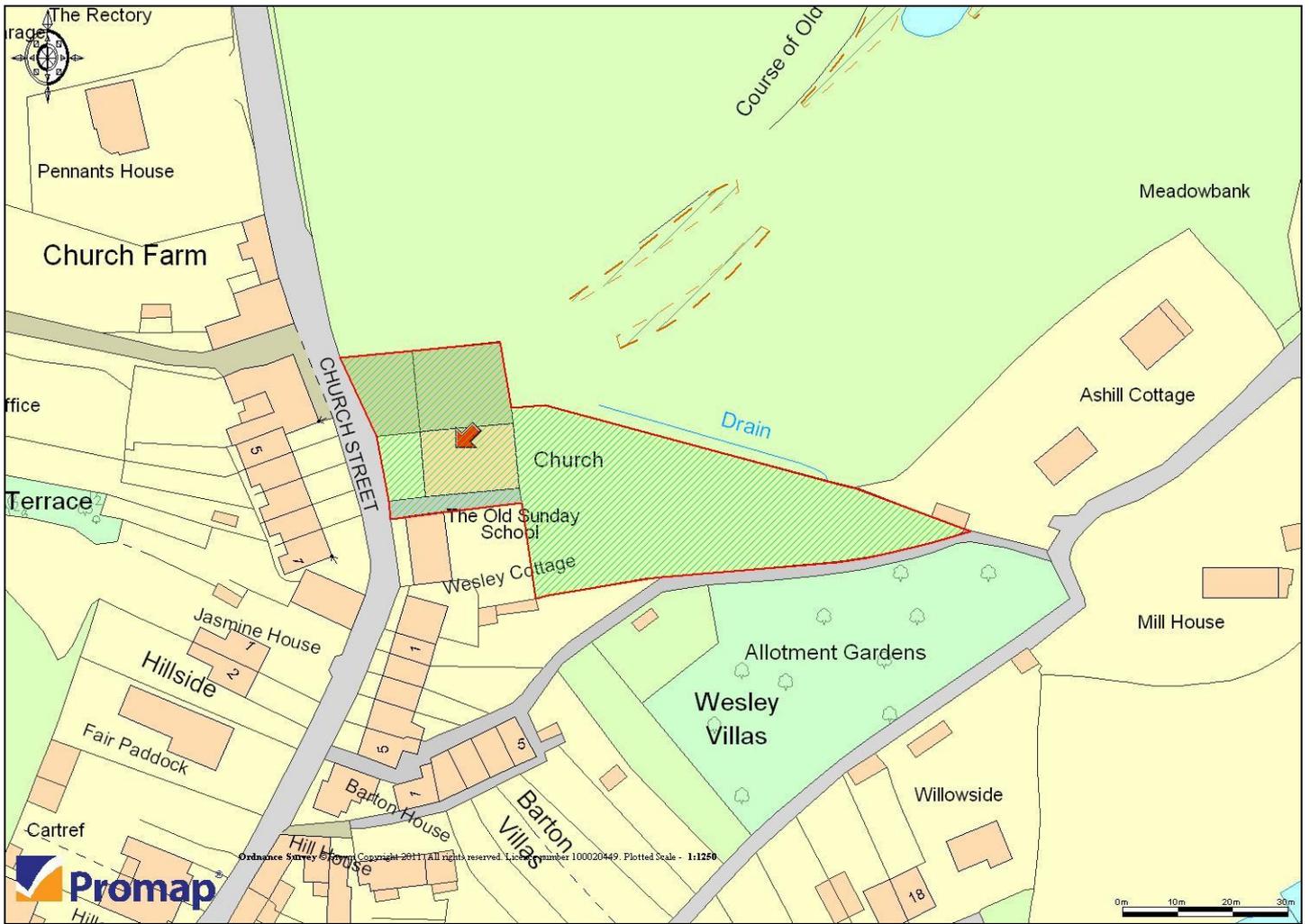


Front of Church



Joint sole agents:

Adrian Male Associates Chartered Surveyors	Adrian Male FRICS Chartered Surveyor
	01460 281881 adrianmale@ama-surveyors.co.uk
	Midtrees, The Green, Hambridge, Langport, Somerset, TA10 0AT



View looking towards Church



Interior of Church



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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