

PERRY BISHOP

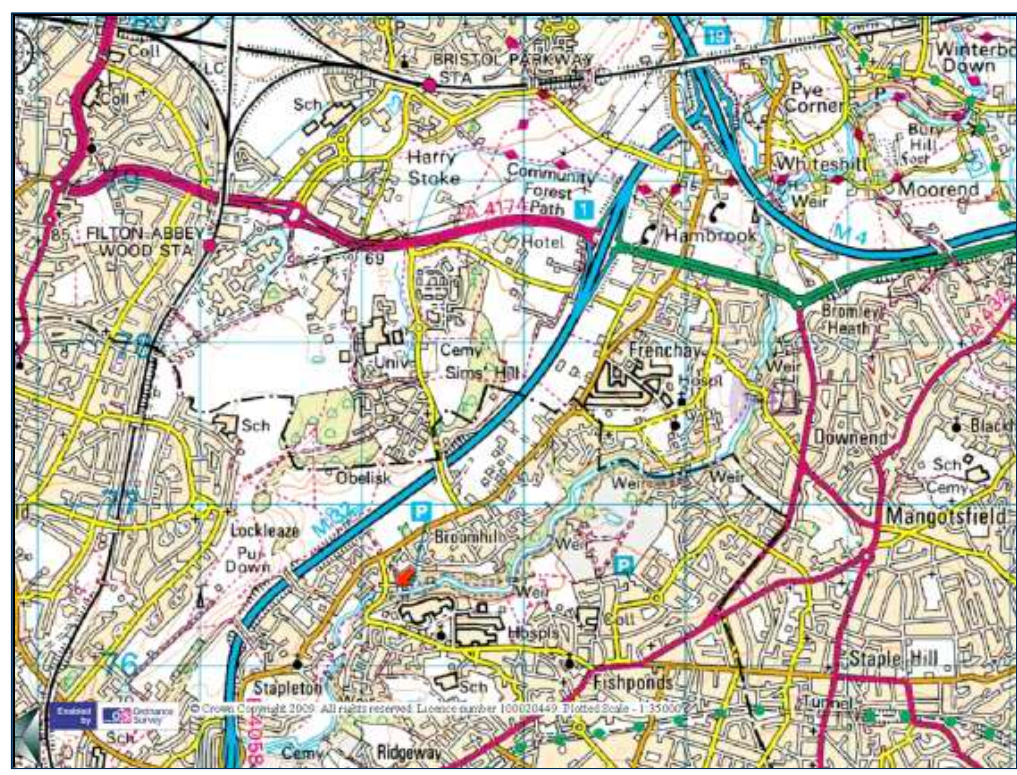
AND CHAMBERS

THE AGENT WHO KEEPS YOU INFORMED

Adrian Male Associates
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LAND AND NEW HOMES

FORMER STAPLETON METHODIST CHURCH RIVER VIEW BRISTOL BS16 1DL



A terraced Victorian former Church building located in a quiet residential cul-de-sac close to the River Frome and Snuff Mills Leisure area. For sale by informal tender closing @ 12.00 noon on Friday 21 August, 2009

Guide Price: £135,000

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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 nor do we or our employees have the authority to make or give 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 contemplating travelling some distance to view 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 view may do so during normal daylight hours. We are arranging open view days of the property for internal inspections, which are as follows: -
1.
2.
3.

DIRECTIONS We are including an overall location plan of this property within these sales particulars showing its position in relation to the M32, M4 ring road and the B4058, leading between Frenchay and Eastfield.

LOCATION Stapleton is a suburb of Bristol about 3 miles north east of the city centre, and about 2 miles south of Junction 1 of the M32, and 3 miles south of Junction 19 of the M4. The property is situated within a terrace of similar buildings, very close to the River Frome and the Snuff Mills Leisure area, which make it a particularly attractive location within the city. There are everyday facilities in the immediate vicinity and Bristol itself boasts a wealth of retail, leisure commercial and educational facilities.

THE PROPERTY The former Methodist Church at Stapleton was built in 1886, with stone elevations under a tiled roof and it forms part of a terrace of similar properties, all of which are in residential use. There is a single storey rear extension with stone and brick elevations under a felted flat roof. The property though not Listed is noted by the Planning Authority as being "a place of interest". The property benefits from rear vehicular access onto a private drive onto which it enjoys full rights, where potentially a garage could be constructed, subject to consent. At present there is a detached storage building with pebbledash rendered walls, and corrugated asbestos roof at the bottom of the plot.

The OS plan within these particulars shows the extent of the property for identification purposes edged in red, the site having a road frontage to River View of approximately 4.5 metres and an overall site depth of approximately 32 metres.

ACCOMMODATION

Ground floor: Double doors to inner glazed porch to Main Chapel 5 metres (16'6") x 12.85 metres (42'2") with leaded light windows at the front, high vaulted ceiling, fitted dias communion rail and central pulpit, wall lights and night storage heaters. Door to Vestry with kitchenette 3.1 metres (10'3") x 3.8 metres (12'6") with single stainless steel sink, carpet and night storage heater, lobby to cloakroom with wash hand basin.

Outside:
Door to rear: To the rear of the property is a very pretty and private rear garden area, with a path leading to a detached storage building 2.9 metres (9'6") x 4.5 metres (14'9") constructed of pebble-dash rendered blockwork under a corrugated asbestos roof with power and light. This could be converted or replaced by a garage, subject to planning consent, vehicular rights of way onto the private lane behind.

TOWN AND COUNTRY PLANNING The property was originally built as a church, although it has an external appearance of being a residential property. Therefore its continued use as a place of worship or meeting hall is likely to be acceptable to the Planning Authority. Alternatively it is considered that the property would be suitable for conversion to a single residential dwelling, subject to planning consent being granted. Interested parties should address any specific enquiries to the Planning Authority.

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 these may be available for purchase by separate negotiation.

We understand that mains services of water, electricity and drainage are connected to the property, but interested parties should address any specific enquiries to the relevant Service Companies.

LOCAL AUTHORITY

Bristol City Council, Bristol - Tel: 0117 9222000

OFFERS

There is a guide price of £135,000, subject to contract.

Offers are to be received in writing by **12.00 noon on Friday, 14 August 2009** at the offices of Perry Bishop & Chambers at 2 Silver Street, Cirencester, Glos, GL7 2BL. These may be sent by post, fax or e-mail, but it is the purchasers' responsibility to ensure that their offer is received on time. The following information must be included:

- a) Name and address of party making the 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.
- d) Confirmation of source and availability of finance and the ability to exchange contracts within 20 working days of receipt of legal papers from the purchaser's Solicitor.
- f) Confirmation that purchase is not dependant upon the sale of any other property.
- g) A note of the intended future use of 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.

It will be a requirement that contracts are exchanged within 20 working days of receipt of the legal papers by the Purchaser's Solicitor.

PC/LAD/836/2/7/09

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