



# PERRY BISHOP

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**LAND AND NEW HOMES**

Upon the instructions of the Methodist Church

## EBENEZER METHODIST CHURCH (WARMLEY TOWER) TOWER ROAD SOUTH, WARMLEY BRISTOL, BS30 8BJ



**A large detached church building located on the south east outskirts of Bristol, suitable for conversion to multiple residential use (subject to consent)**

**FOR SALE BY INFORMAL TENDER**

**Closing Thursday, 8 May 2008**

**GUIDE PRICE: £300,000**

PAFC/663  
17.3.08

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

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**VIEWINGS:** Parties wishing to view the location of the property may do so during normal daylight hours. Internal inspection must do so by prior appointment with the agents, Perry Bishop and Chambers Tel: 01285 655355 - option 3. The property is identified by our agency board.

**DIRECTIONS:** Please follow the location plan on the back of these sales particulars.

**LOCATION:** The property is located in Warmley, an area of mixed residential and commercial development on the south east suburbs of Bristol, about 3 miles from the city centre. It is readily accessible from the Bristol ring road (A4174). The full range of retail, commercial, leisure and educational facilities are of course available within the city and access to the motorway network is via the ring road.

**THE PROPERTY:** The premises comprises of a former Methodist Church built in 1858, which has now closed as a public place of worship. The buildings comprise a detached church with seating gallery and entrance vestibules to east end and south facing transept. The property is constructed in natural stone under a slate roof and to the rear attached constructed in the same style is a school room/hall with staging. There are 2 further meeting rooms, a kitchen and cloakroom. The property is locally Listed.

To the front of the building is a large former graveyard which is now closed to burials, and the few remaining gravestones will be removed prior to completion. It is considered that this area would be suitable for car parking and amenity space for a future development of flats (subject to planning consent).

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

**ACCOMMODATION:**

Double doors to entrance vestibule to Church: 14.3x10.2 (47' x 33'4") = 145.9 sq mt (1570 sq ft). The organ will be removed prior to completion, but the fitted pews will remain. Gas fired heaters.

Door to School Room: 15.5 x 6.1 (20' x 51') = 94.6 sq mt (1020 sq ft) with gas heaters.

Store Room: 3.1 x 2.95 (10'2" x 9'9" = 9.1 sq mt (98 sq ft)

Kitchen 6.7 average x 3.05 (22 x 10 = 20.4 sq mt (220 sq ft).

Passage to male and female cloakrooms.

Choir Room: 6.1 x 3.8 (20' x 12'6") = 23.2 sq mt (250 sq ft)

Store Room: 6.1 x 3.75 ((20' x 12'3") = 22.9 sq mt (246 sq ft)

Stairs to first floor seated balcony: 10.2 x 5 mt (33'4" x 16'6") - 51.1 sq mt (550 sq ft)

Overall existing floor area is 367.3 sq mt (3950 sq ft) approx.

**SERVICES:** All mains services are connected to the property, and interested parties should address specific enquiries to the relevant service companies. There are gas fired heaters in all of the main rooms in the building.

**TENURE:** We are informed that the vendors enjoy freehold title and vacant possession will be granted upon completion of a sale. As stated, it is the intention of the Methodist Church to remove the church organ, fittings and pews. Any remaining grave stones to the front of the church will also be removed, and placed in the closed graveyard which lies to the rear and which is to be retained by the Managing Trustees.

**LOCAL AUTHORITIES:** South Gloucestershire Council Tel: 01454 868009

**TOWN & COUNTRY PLANNING:** It is believed that the property could be converted into apartments with car parking and amenity ground to the front, subject to the necessary planning consent being granted. Interested parties should address specific enquiries to the Planning Authority. It is understood that the property is not Listed.

**PURCHASER'S OBLIGATION:** It will be the obligation of the purchaser to construct a new walled pathway along the southern boundary of the property, to the graveyard to the rear. This must form part of any planning application, and once successful will allow the removal of gravestones at the front to the retained graveyard.

**OFFERS:** Offers are to be received in writing by **12.00 noon on Thursday, 8 May 2008** at the offices of Perry Bishop and Chambers of Cirencester.

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) The amount of offer in finite, numerical terms. Escalating bids will not be accepted.
- d) Details of any conditions
- e) Confirmation of source and availability of finance
- f) Confirmation that the purchase is not dependant upon the sale of any other property.

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 28 days of receipt of legal papers by the Purchaser's Solicitor.