

PERRY BISHOP

— AND CHAMBERS —

THE AGENT WHO KEEPS YOU INFORMED



Lechlade Methodist Church

High Street, Lechlade GL7 3AE

Guide Price £180,000

A rare opportunity to purchase an attractive detached former church and hall within the popular Cotswold town of Lechlade. Suitable for continued community use or conversion for residential or commercial purposes (subject to planning permission).

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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.
- 2.
- 3.

DIRECTIONS

The location plan within these sales particulars shows the location of the property on the High Street.

On entering the town of Lechlade from Cirencester on the A417, the church can be found on your left shortly before the town centre. The property itself can be identified by the agent's sale board.

LOCATION

Lechlade on Thames sits on the A417, approximately 13 miles from Cirencester to the West and 8 miles from Burford to the North.

The small town of Lechlade is located alongside the River Thames. It features many individual shops, restaurants and pubs alongside a small supermarket.

The property is situated on the High Street, just a short walk away from the town centre.

THE PROPERTY

The former Methodist Church is a very attractive property comprising of the former Church and the adjacent hall, together with ancillary accommodation. There is a small area of outside space and a small parking area accessed from Sherborne Street.

The church building is believed to date back to the late 19th Century and has Cotswold stone elevations under a pitched slate roof.

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

ACCOMMODATION

Hall 10.05 m x 6.65 m = 66 sq mt (710 sq ft)

With gabled porch to south, wood block floors, built in cupboards. Door to:

Kitchen 2.4 m x 2.3 m = 5.5 sq mt (59 sq ft)

Wall and floor mounted units, stainless steel sink unit. Door to outside.

Lobby to two cloakrooms and utility area.

Vestry 2.6 m x 2.7 m = 7 sq mt (75 sq ft)

With sky light and wooden floor.

Church 6.9 m x 9.8 m = 67 sq mt (721 sq ft)

Gabled porch to south west, large part stained glass windows to front and rear, feature window to side, open truss ceiling, raised dais to east.

Due to floor weakness it had been decided to carry out a localised repair, but following decision by the Client to dispose of the property, this work was not completed.

OUTSIDE

Pedestrian access to the front and side.

There is potential for parking on land to the side, accessed from Sherborne Street.

SERVICES

It is understood that mains water, electricity, drainage and gas are available on site.

Interested parties should address any other enquiries to the relevant service companies.

TENURE

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

It should be noted that the vendors reserve the right to remove all or any internal fixtures or fittings prior to completion, and are excluded from the sale. Internal wall plaques and memorials will be removed prior to completion.

TOWN & COUNTRY PLANNING

No specific enquiries have been made with the relevant planning Authority and interested parties should satisfy themselves that their use will be permitted.

It is understood that the property is not listed as being of special architectural or historic interest. The property is located in a Conservation Area.

It is considered that the building is suitable for continued community use or for conversion to either commercial or residential use, subject to planning consent being granted.

LOCAL AUTHORITIES

Cotswold District Council

Tel: 01285 623000

Website: www.cotswold.gov.uk

Gloucestershire County Council

Website: www.gloucestershire.gov.uk

GUIDE PRICE

The guide price is £180,000, subject to contract.

OFFERS

Offers are to be received in writing, under seal by 12.00 noon on at the office of Perry Bishop & Chambers at 2 Silver Street, Cirencester GL7 2BL.

The envelope being clearly marked “**Lechlade Methodist Church Offer**” for the attention of: Mr Peter Chambers.

Alternatively your offer can be sent by email to: peterchambers@perrybishop.co.uk or by fax: 01285 644683

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.

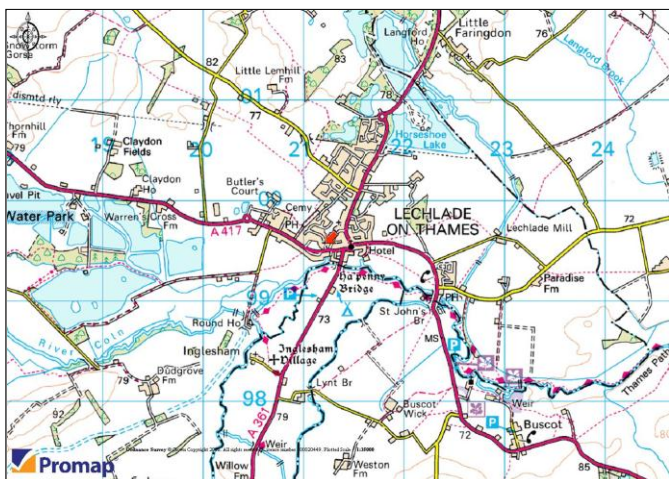
Note: The vendors are not bound to accept any or the highest offer and we would anticipate that a decision will be made soon after the closing date with all parties being notified accordingly.

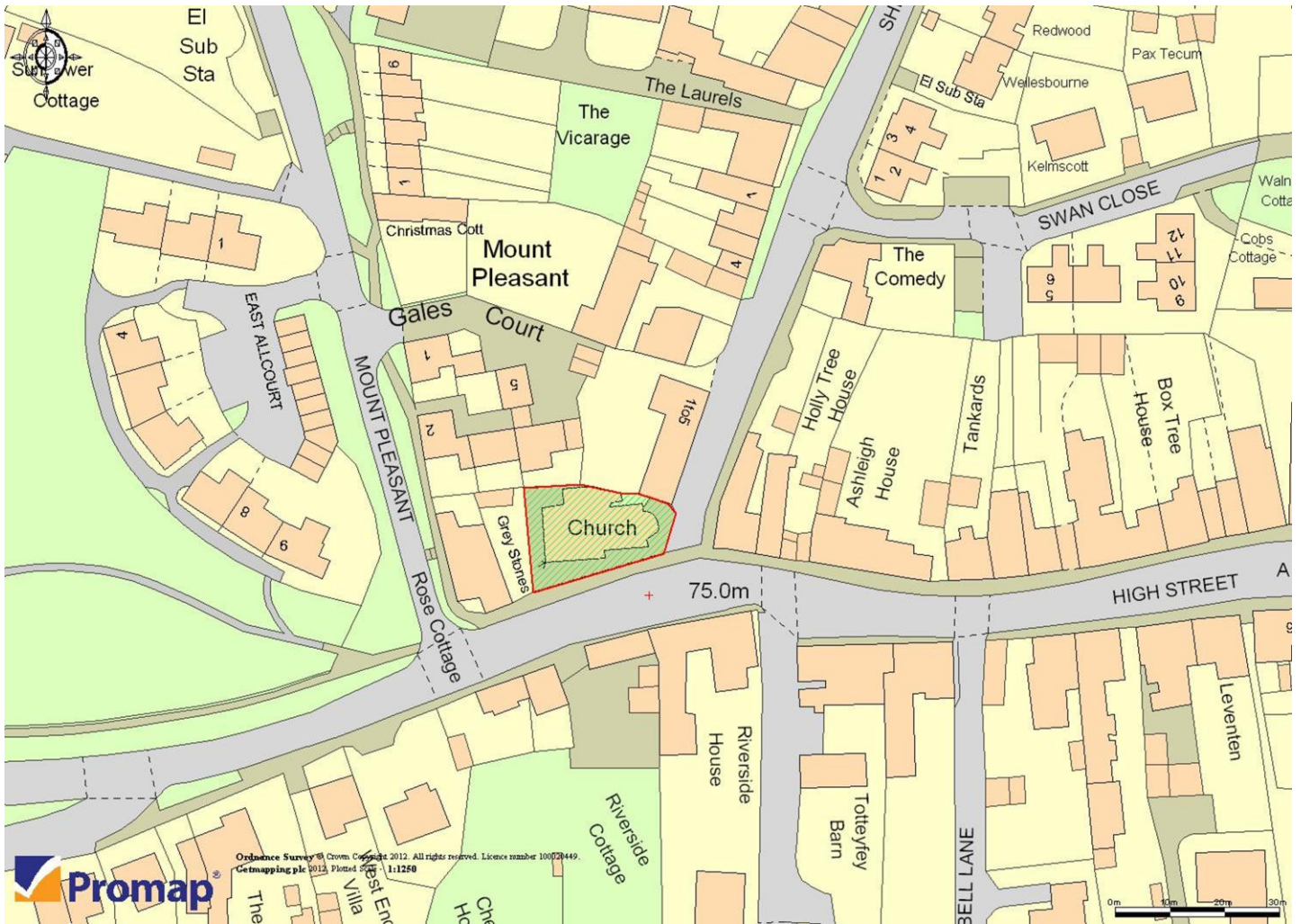
JOINT SOLE AGENTS

Adrian Male Associates
Tel: 01460 281881

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

Ref: HBH/1224/23712





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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