

PERRY BISHOP

AND CHAMBERS

THE AGENT WHO KEEPS YOU INFORMED



Former Mangotsfield Methodist Church

Windsor Place, Mangotsfield, Bristol, BS16 9DE

£200,000

A former Methodist Church located in residential area of Bristol enjoying a site of 0.35 acres, including large parking area suitable for continued community use, or for re-development for residential purposes (subject to planning consent)

Offers to be received in writing by 12.00 noon on Wednesday 10th April 2013

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 during normal daylight hours. We are arranging open view times for internal inspections of the property as follows:

1. Tuesday 12th March 10.30 am – 12.00 pm
2. Saturday 16th March 10.00 am – 11.30 am
3. Wednesday 20th March 2.00 pm – 3.30 pm

DIRECTIONS

The location plan within these sales particulars shows the location of the property to the south of the A4174 Bristol ring road, off Westerleigh Road in the Mangotsfield area of the city.

The property can be identified by the agent's sale board.

LOCATION

The property is to be found in a densely populated residential area of Bristol approximately 4 miles north east of the city centre. There are local retail, commercial, leisure and educational facilities in the immediate vicinity, which include Down End School and Sports Centre and Stanbridge Primary School.

It is located just to the south of the A4174 Bristol ring road, which gives easy access back to the M32 and M4 motorways.

THE PROPERTY

The Church buildings were originally erected in 1970 on a concrete frame construction with brick and reconstructed stone elevations under a flat or shallow sloping roof, overlaid with plasticised membrane.

The OS plan within these sales particulars shows the extent of the property being offered for sale, edged in red for identification purposes, which amounts to approximately 0.14 hectares (or 0.35 acres).

The existing buildings offer accommodation of over 280 sq mt (or 3,040 sq ft) excluding ancillary accommodation, and there is on site car parking for many vehicles, and the possibility of extending this into a further grassed area (subject to permission).

ACCOMMODATION

Side glazed doors to vestibule with radiators and tiled floor. Disabled cloaks, gents cloaks, ladies cloaks, storage cupboard.

Doors from hall to:

Church:

15.35 x 7.6 = 116.6 sq mt (1260 sq ft) in 2 areas
Wood floor, radiators, fluorescent lighting, raised altar area

Vestry:

3.65 x 2.6 = 9.5 sq mt (102 sq ft)
Meter cupboards, radiator, fluorescent lighting, door to outside

Meeting Hall:

16.8 x 7.4 (less 3 x 2.6) = 116.5 sq mt (1250 sq ft) including raised stage area with storage under, fluorescent lighting, radiators, tiled floor, windows to side

Store:

2.6 x 2.9 max = 7.5 sq mt (80 sq ft) with wall mounted gas fired boiler

Office:

4.75 x 4.2 = 20 sq mt (215 sq ft) carpet, radiator, built in cupboards on one wall, hatch to kitchen.

Kitchen:

3.95 x 3.1 = 12.2 sq mt (130 sq ft)
2 stainless steel sink units with cupboard under, wash hand basin, wall & floor units. Radiator, fluorescent lighting, tiled floor, door to outside, hatch to office.

Ground floor overall floor area 282 sq mt (3040 sq ft) excluding hall and cloaks.

Outside

The overall site is 0.14 hectares (0.35 acres) and offers extensive off road surfaced parking and outside amenity space.

SERVICES

It is understood that all mains services are connected to the property. The property also benefits from gas fired central heating. Interested parties should address any other 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 sale.

It should be noted that the vendors reserve the right to remove all or any internal fixtures and fittings prior to completion, including the organ, and these are excluded from the sale.

TOWN AND COUNTRY PLANNING

No specific enquiries have been made of the relevant Planning Authority and interested parties should satisfy themselves that their use will be permitted. The property is not Listed, nor is it within a Conservation Area.

The existing use of the building falls within Class D1. The property was in D1 use as a place of worship though services ceased some 5 years ago. This would also permit other community uses including clinics, surgeries, crèches, day nurseries and consulting rooms, as well as museums, libraries, galleries and exhibition halls. Alternatively the property would be suitable for re-development for residential purposes, though this would require formal planning consent.

LOCAL AUTHORITY

South Gloucestershire Unitary Authority
Tel: 01454 868009
Website: www.southglos.gov.uk

GUIDE PRICE

The guide price is £200,000 subject to contract.

OFFERS

Offers are to be received in writing by 12.00 noon on Wednesday 10th April 2013 at the office of Perry Bishop and Chambers at 2 Silver Street, Cirencester, GL7 2BL.

The envelope being clearly marked “**Mangotsfield Methodist Church**” including the **name of the party making the 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 should 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.
- g. It would be most helpful if you could include within your proposals an indication as to your future intentions for the building.

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 AGENT:

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

PAFC/LAD/1217/280213





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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