

# PERRY BISHOP

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**LAND AND NEW HOMES**

Upon the instructions of the Methodist Church

PROOF FOR  
APPROVAL BY  
VENDOR

## OAKRIDGE LYNCH METHODIST CHURCH OAKRIDGE LYNCH, GLOUCESTERSHIRE, GL6 7NZ



A substantial detached property in the centre of this popular village with outstanding views suitable for conversion to 1 / 2 dwellings (subject to consent)

**FOR SALE BY INFORMAL TENDER**

**Closing Wednesday, 7 April 2007**

**GUIDE PRICE: £250,000**

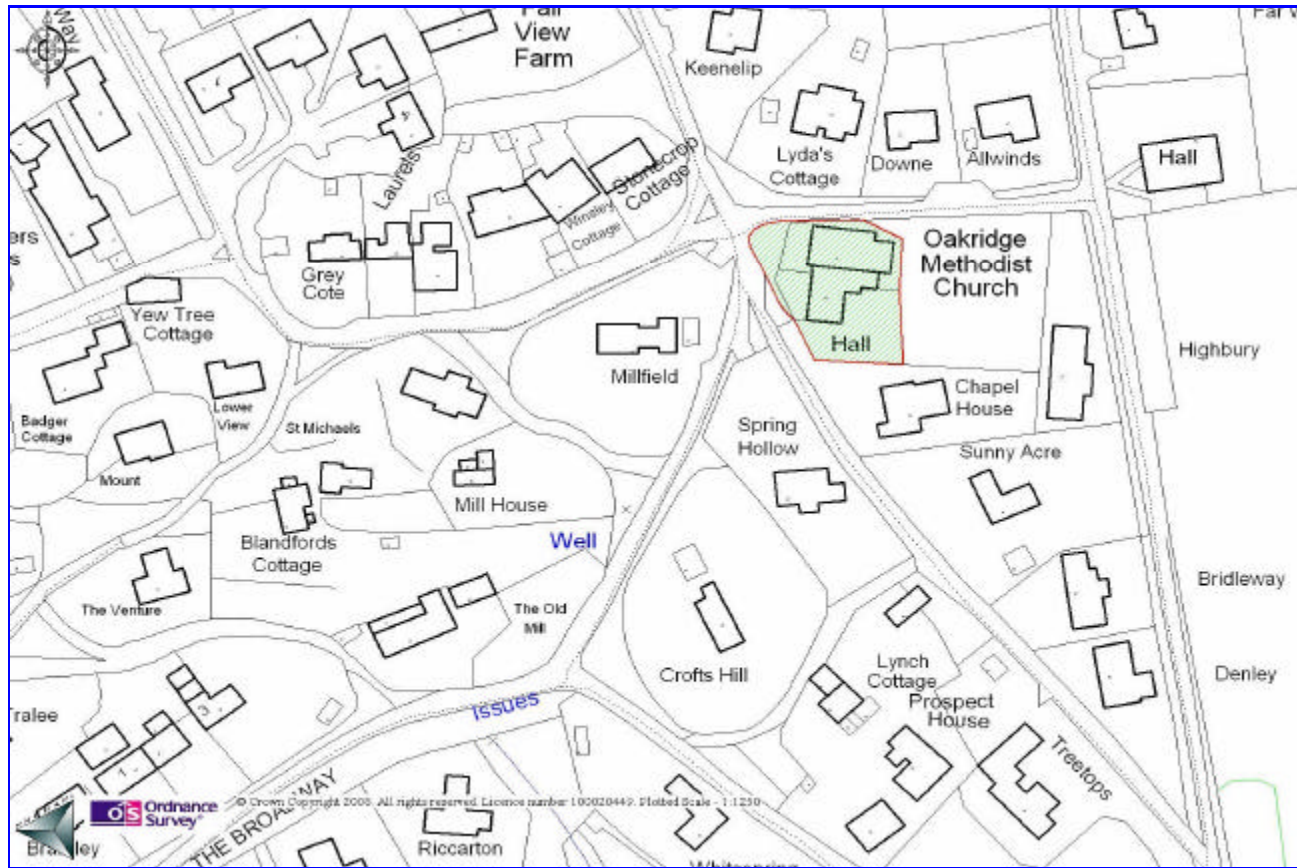
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CHARTERED SURVEYORS, ESTATE AGENTS AND VALUERS, LETTINGS AND MANAGEMENT, LAND AND NEW HOMES



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**DISCLAIMER** Whilst we endeavour to make a reasonable 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 any warranty or representation as to the accuracy or completeness of the information provided in relation to the property. Please contact the office before viewing the property. If there is any point which is not clear to you, we will be pleased to check the information for you and to confirm that the property remains available. This is not a final inquiry and if you are in any position to sell, you should view the property. We would strongly recommend that all the information which we provide about the property is verified by you, your agent and also by your own surveyor, especially where statements have been made to the effect that the information provided has not been verified.

**VIEWINGS:** Parties wishing to view the location of the property may do so during normal daylight hours. Parties wishing to make an internal inspection must do so by prior appointment with the agents, Perry Bishop and Chambers Tel: 01285 655355 - option 3. Please note that there will be no weekend viewings.

**DIRECTIONS:** From Cirencester follow the A419 towards Stroud. After about 7 miles pass by Aston Down airfield on your left and go down Chalford Hill and proceed for a further 1 1/2 miles into Brimscombe, where you should turn right signed to Bussage and Eastcombe. Go up the valley to Bussage and from there follow the signs to Oakridge Lynch. Once in the village the property enjoys a prominent position in the centre and will be easily identified. The location map within these particulars will assist in finding the property. Alternatively you can go through Frampton Mansell village following the map to Oakridge Lynch.

**LOCATION:** The village of Oakridge Lynch is well-known for its village community and offers a well regarded primary school, public house, post office/store and community village hall. Stroud town centre is about 6 miles away, where a wider range of shops and amenities, sports and leisure centre, multi-screen cinema and main line railway station are located.

It is also conveniently located for other centres, including Cirencester (11 miles) and Cheltenham (14 miles). The M5 motorway can be joined close to Stonehouse about 9 miles away.

The village is situated on the side of the Golden Valley and is a well renowned walking area, with many public footpaths. This property is located enjoying an elevated position in the centre of the village with far reaching views over the valleys beyond.

**THE PROPERTY:** The former Methodist Church is a very large building constructed in Cotswold stone under slate roof, having a net internal ground floor area of some 2,050 (190 sq mt). It has many very interesting features, including turreted roof and most attractive ecclesiastical stained glass windows and it will convert (subject to consent) into a lovely individual detached property, or possibly into 2 individual character properties. The OS plan within these particulars shows the extent of the property being offered for sale, edged in red for identification purposes.

**ACCOMMODATION:**

**Ground Floor:** Two arched entrance doors to porch areas, having tiled floors.  
Doors to: Vestibule 10'9" (3.25) x 26'9" (8.15) = 285 sq ft (26.5 sq mt) incl. porches tiled floor.  
Doors to: Church: 29'2" (8.9) x 26'9" (8.15) = 780 sq ft (72.5 sq mt). Ornate tiled floor, church windows to each side, pulpit area.  
Priest's Room: 9'9" (2.95) x 12' (3.6) = 115 sq ft (10.6 sq mt). Rear hall with door to outside. Cloaks with WC & WHB.  
Steps & door from church to:  
School Room: 21'3" (6.45) x 36'9" (11.2) = 775 sq ft (72.2 sq mt). A lovely room with double aspect. Door to outside.  
Kitchen: 12' (3.6) x 7'6" (2.3) = 90 sq ft (8.3 sq mt). Stainless steel sink unit, cupboard under, wall & floor units.  
Stairs from front porch to first floor:  
Balcony area: 12'8" (3.85) x 26'9" (8.15) = 340 sq ft (31.4 sq mt) with feature stained glass window.

Stairs from rear hall to first floor.

**First Floor:**  
Former Museum room: 17'8" (5.4) x 12'2" (3.7) = 215 sq ft (20 sq mt)

Outside: To the front is a gravelled area behind wrought iron fence. To the side and rear is a good sized potential garden enjoying views over the village to the hills & valleys beyond.

Overall net internal floor area ground floor: 2045 sq ft (190 sq mt)  
555 sq ft (51.6 sq mt)

**SERVICES:** It is understood that mains water, electricity and drainage are all connected to the property, but interest parties should address 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. It is the intention of the Methodist church to remove the pews and other internal fittings prior to completion of a sale.

**LOCAL AUTHORITIES:** Stroud District Council Tel: 01453 766321  
Gloucestershire County Council Tel: 01452 425000

**TOWN & COUNTRY**

**PLANNING:** It is believed that the property could be converted to form one or two residential properties, subject to the necessary planning consent being granted. Interested parties should address specific enquiries to the Planning Authority. The property is within the Conservation Area of Oakridge Lynch, though is not individually Listed.

**OFFERS:** Offers are to be received in writing by 12.00 noon on Wednesday, 7 April 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.