

PERRY BISHOP

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Former Pilning Methodist Church

Redwick Road, Pilning, South Glos, BS35 4JB

Guide: £125,000

A detached former Church building with adjacent schoolroom in central position, suitable for conversion to residential or commercial uses (subject to consent) in self-contained site of approximately 0.2 acres.

Offers to be received in writing by 12.00 noon on Thursday, 10 November 2011

Joint sole agents: Adrian Male Associates Tel: 01460 281881

www.perrybishop.co.uk

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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. Tuesday, 18 October 2011 – 2.00 pm – 4.00 pm
2. Saturday, 22 October 2011 – 2.00 pm – 4.00 pm
3. Saturday, 29 October 2011 – 11.00 am – 1.00 pm

DIRECTIONS

The location plan within these sales particulars shows the location of the property fronting the B4055 through the village of Pilning opposite the Post Office Stores. An agent's board will help to identify the position.

LOCATION

Pilning is located about 5 miles north west of Bristol astride the B4055 and is readily accessible from both the M5 junction 17 and the M48 junction 1. The village of Pilning has basic facilities including Post Office Stores, Primary School, village hall and public houses, as well as a direct rail link into the city of Bristol, making it a popular commuter location.

This property is located in the centre of the village, in a primarily residential area.

THE PROPERTY

The building was originally the Methodist Church for the area dating from 1903. The adjacent school room was a later addition.

The former Church has a very attractive external appearance, having predominantly brick elevations under a pitched tiled roof; the school room is in an attached building to the rear, which has concrete rendered elevations under a tiled roof with brick quoins and piers.

The site, which is L-shaped, has a frontage of 16 metres approx. to the road and an overall depth of some 38 metres. The overall site area is approximately 0.08 hectares (0.2 acres).

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

ACCOMMODATION

The Former Chapel

12 metres x 9.5 metres = 114 sq mts (1,225 sq ft) this includes an internal porch/vestibule. It has timber-clad ceilings, rendered and emulsion walls and a suspended timber flooring. Space heating is provided by gas convector heaters.

The Schoolroom

7 metres x 6.8 metres = 47.6 sq mts (510 sq ft) this has a timber ceiling, rendered, plastered and emulsion walls and a suspended timber floor. Built in cupboards. Lobby with separate side entrance to yard.

Kitchen

With single stainless steel sink unit with cupboards under, floor and wall cupboards and kitchen worktops. Ladies cloakrooms and gent's cloakrooms.

Meeting Room

4.3 metres x 3.9 metres = 16.75 sq mts (118 sq ft)

Outside

There is direct vehicular access from the B4055, a publicly adopted highway to a driveway to the side of the buildings leading to a car parking area to the rear, which also provides potential garden area for residential usage.

IMPORTANT NOTE

The site may contain historic graves from an earlier building, although the graveyard has long since close. The site itself may not be excavated before further investigation is carried out.

SERVICES

We are informed that mains services of water, electricity, drainage and gas are all connected to the existing property, though interested parties should address any 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 should be noted that all internal fixtures and fittings will be removed prior to completion, and are excluded from the sale.

LOCAL AUTHORITIES

South Gloucestershire District Council, Thornbury
Tel: 01454 868009

Gloucestershire County Council, Gloucester
Tel: 01452 425000

TOWN & 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 neither Listed nor in a Conservation area. It is considered that the buildings would be suitable for conversion for commercial or residential use, subject to planning consent being granted.

OFFERS

Offers to be received in writing, preferably under seal by 12.00 noon on Thursday, 28 October 2011 to Perry Bishop & Chambers, 2 Silver Street, Cirencester, GL7 2BL. The outside of the envelope should be clearly marked "Pilning offer" together with the name of the offerer.

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.

GUIDE PRICE

The guide price is £125,000 subject to contract.

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Ref: PAFC/LAD/1104/ 27911

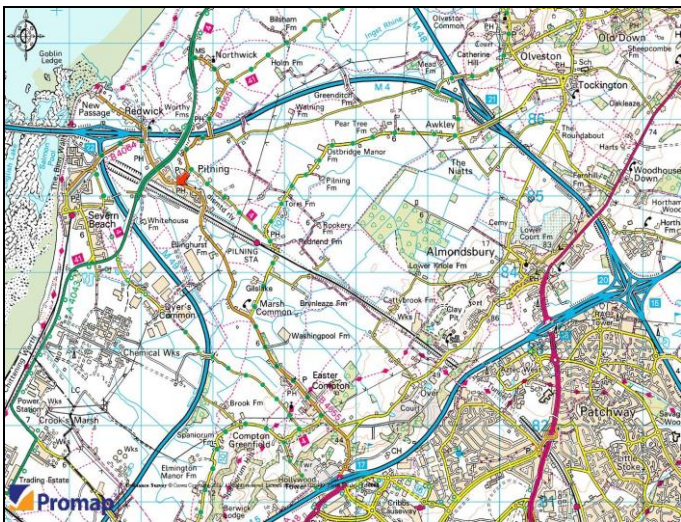


Adrian Male Associates

Chartered Surveyors

Tel: 01460 281881





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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