



Note: Small red arrow denotes the location

DISCLAIMER Whilst we endeavour to make our sales details accurate 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 representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are coming from a distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

PERRY BISHOP

AND CHAMBERS

THE AGENT WHO KEEPS YOU INFORMED

LAND AND NEW HOMES

**Zion Methodist Church
Bishopsworth Road
Bedminster
Bristol
BS13 7JP**

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



A former Methodist Church on site of approximately 0.14 acres, suitable for community use or residential re-development (subject to consent).

For sale by informal tender, closing at 12.00 noon on Friday, 21 May 2010.

Guide Price : £180,000

2 Silver Street, Cirencester, Glos. GL7 2BL
Telephone: 01285 655355 Fax: 01285 644683 E-Mail: cirencester@perrybishop.co.uk

www.perrybishop.co.uk

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

VIEWINGS Parties wishing to see the location of the site may do so during normal daylight hours. We are arranging open view days of the existing property, which are as follows:

1. Tuesday, 20 April, 2010 – 2.00 pm to 4.00 pm
2. Wednesday, 28 April, 2010 – 11.00 am to 1.00 pm

DIRECTIONS We are including an overall location plan of this property within the sales particulars showing its position fronting the A38 south of the city centre.

LOCATION Bedminster is located approximately 2 miles south of Bristol city centre and this property fronts the A38 leading to the south west of the city.

The property is located within a mixed residential/commercial area and there are everyday retail, commercial, leisure and educational facilities in the immediate vicinity.

THE PROPERTY The extent of the property is shown edged in red for identification purposes on the OS map within these sales particulars. The overall site area amounts to approximately 0.14 acres (0.06 hectares). It directly fronts, though has no existing vehicular access onto Bishopsworth Road.

At present on site is a former Methodist Church, which is detached, and was originally built in 1890. It has part rendered stone walls with brick dressings to door and window openings, under a pitched tiled roof. There is a large rose window in the front gable and there is a rear extension built of brickwork under tiled roof.

ACCOMMODATION **Entrance lobby to:**

Main Worship Area
40' 0" x 40' 0" (12.2m x 12.2m) = 149 sq mt

Including internal lobby. Stairs to gallery seating on 3 sides.

Vestry
27' 6" x 20' 8" (8.4m x 6.3m) = 53 sq mt overall

Including cloakroom and store, with organ loft over.

Meeting Room/Kitchen
14' 9" x 16' 4" (4.5m x 5.0m) = 22.5 sq mt

With sink unit and kitchen storage cupboards

Outside

Side office with access from front
27' 6" x 10' 9" (8.4m x 3.3 m) = 28 sq mt

With access to cloakrooms and to the rear there is an open grassed area at the back of the property.

SERVICES AND TENURE We are informed that the vendors enjoy freehold title and vacant possession will be granted upon completion of a sale.

The Methodist Church will remove all internal fixtures and fittings from the premises, though some may be available for purchase by separate negotiation, if required.

TOWN AND COUNTRY PLANNING The property could be used for continued community use, but we would also consider it suitable for conversion or re-development for residential use, subject to planning consent being granted by Bristol City Council. We would expect that the building would be set back, into the vacant land to the rear, to create a car parking area to the front.

Interested parties should however discuss their proposals direct with the Planning Authority.

ADJACENT PROPERTY We would draw to your attention that we are also offering the former Sunday School Rooms on behalf of the Methodist Church, which as can be seen from the OS plan are very close by. Full sales particulars may be obtained by the Joint Agents. The guide price for the School Rooms is £175,000, subject to contract.

LOCAL AUTHORITY Bristol City Council, Bristol Tel: 0117 222000

OFFERS There is a guide price of £180,000, subject to contract.

Offers are to be received in writing by 12.00 noon on Friday, 21 May, 2010 at the offices of Perry Bishop and Chambers at 2 Silver Street, Cirencester, Gloucestershire, GL7 2BL. These may be sent by post, fax or e-mail : peterchambers@perrybishop.co.uk

Please note: It is the purchaser's responsibility to ensure that their offer is received on time. The following information must be included:

- a. Name and address of party making an offer
- b. Name and address of Solicitor acting
- c. Amount of offer in finite numerical terms. Escalating bids will not be accepted.
- d. Details of any conditions, and if the offer is made subject to planning permission, then brief details of the required consent must be included.
- e. Confirmation of source and availability of finance and the availability of finance and the ability to exchange contracts within 20 working days of receipt of legal papers, if the offer is made subject to contract only.
- f. Confirmation that the purchase is not dependant upon the sale of any other property.
- g. A note of the intended future use for the property, so as to ensure that there is no conflict of interest with that of the vendors.

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.

JOINT AGENTS Adrian Male Associates, Chartered Surveyors - Tel: 01460 281881

Ref: PAFC/LAD/889A/9410