

Victoria Methodist Church

Station Road, Weston-super-Mare, BS23 1XY



Large former church in town centre location | Small car park between the 2 buildings |
Adjacent self-contained school rooms with residential flat above | Informal tender sale |
Suitable for community uses or residential conversion (STPP)

Guide Price: £350,000

Victoria Methodist Church

Station Road, Weston-super-Mare, BS23 1XY



Suitable for continued community use or residential conversion (subject to planning permission) and located adjacent to an area of planned regeneration

The former Methodist church was established on this site in 1898, although the present church building dates from 1935 as the original was destroyed by fire. A three storey residence already on the site dating from 1830 or thereabouts, was retained and extended in 1898 when the present schoolroom was added.

The site has a frontage of 35m to Station Road and average depth of 45m and is set back with a shallow wall, areas of grass and shrub, whilst the town car park abuts immediately to the rear (south).

The premises comprise two detached buildings namely the church itself and separate school rooms with a residential flat above.

The Church:

This area includes the chancel (with stained glass window memorial to the fallen of the First and Second World Wars and a Compton three manual organ), north lobby to the

vestry, south lobby to the choir vestry, nave, north transept, south transept, vestibule and cloakrooms (including disabled adapted cloakroom)

The School Rooms:

Ground Floor – includes entrance vestibule, room 1, kitchen, main hall, entrance hall (from car park south entrance) with cloakrooms, lower hall and lobby to north with staircase access to first floor.

First floor - comprises landing, office, band room and access to flat.

The Flat:

(lying adjacent to upper hall but accessed separately from main vestibule by a staircase)

First floor - includes entrance hall, lounge, bedroom 1, bedroom 2, bathroom and kitchen

Second Floor - comprises attic divided into two separate rooms with central landing and eaves storage.



Directions

From the seafront promenade, head south on Royal Parade towards Victoria Square. Continue onto Marine Parade which turns left and becomes Oxford Street. At the roundabout, take the 2nd exit onto Walliscote Road and at the next roundabout, take the 1st exit onto Station Road. At the next roundabout, take the 4th exit and stay on Station Road when the church will be found on the right hand side, identified by the agents sale board.

Viewings

The general location of the property may be viewed during normal daylight hours.

We have arranged a number of open view dates as follows:

1. Friday 20th November – 2pm to 4pm
2. Monday 30th November – 2pm to 4pm
3. Friday 11th December – 2pm to 4pm

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY.

Appointments should be made through our Land Department on 01285 646770 / landandnewhomes@perrybishop.co.uk

Location

The property is located on a town centre site adjacent to council owned land and buildings where a central redevelopment scheme is envisaged.

Weston Super Mare has an excellent range of retail, commercial, leisure and educational facilities and is of course renowned as a major tourist attraction, including the Grand Pier and long wide beaches.

Mainline trains are available to Bristol and the West and the M5 motorway can be joined at junction 21, about 3 miles to the east.

Services & Tenure

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

We are informed that all mains services are connected to both buildings, space heating is provided by a gas boiler and radiators, gas convector heaters and electric convection heaters. There are separate gas and electricity supplies to each of the buildings although interested parties should address any specific enquiries to the relevant service providers.

Local Authority

North Somerset Council
Tel: 01934 888888
www.n-somerset.gov.uk

Town & Country Planning

The property is not Listed but does fall within a Conservation Area and it is believed that any significant changes to its external appearance would be resisted by the planning authority.

The present use of the building is within D1 of the Used Classes Order as a place of worship which would also permit other community uses such as clinics, surgeries, creches, day nurseries and consulting rooms.

Alternatively, given its location within a residential area of the town, it is considered that the property would be suitable for conversion to a single residential property or a residential property occupied in parts. Planning permission would be required for any such change of use.

Interested parties should address any specific enquiries to the planning authority.

Method of Sale

The property is offered for sale by informal tender with offers to be made in writing by 12 noon on Wednesday 16th December 2020 at the offices of Perry Bishop & Chambers, 2 Silver Street, Cirencester, GL7 2BL.

These should be submitted on the offer form which is available from ourselves, so as to ensure that all information required is received. The offer may be returned by hand, posted to our Cirencester office or by email to marcblackford@perrybishop.co.uk

It is the bidder's responsibility to ensure that their offer is received by the prescribed deadline, and the vendor is not bound to accept the highest or any offer. A decision will be made as soon as possible after the closing date, with all parties being notified accordingly.

Important Notes

The vendor reserves the right to remove all fixtures and fittings or to leave them in situ.

Information Pack

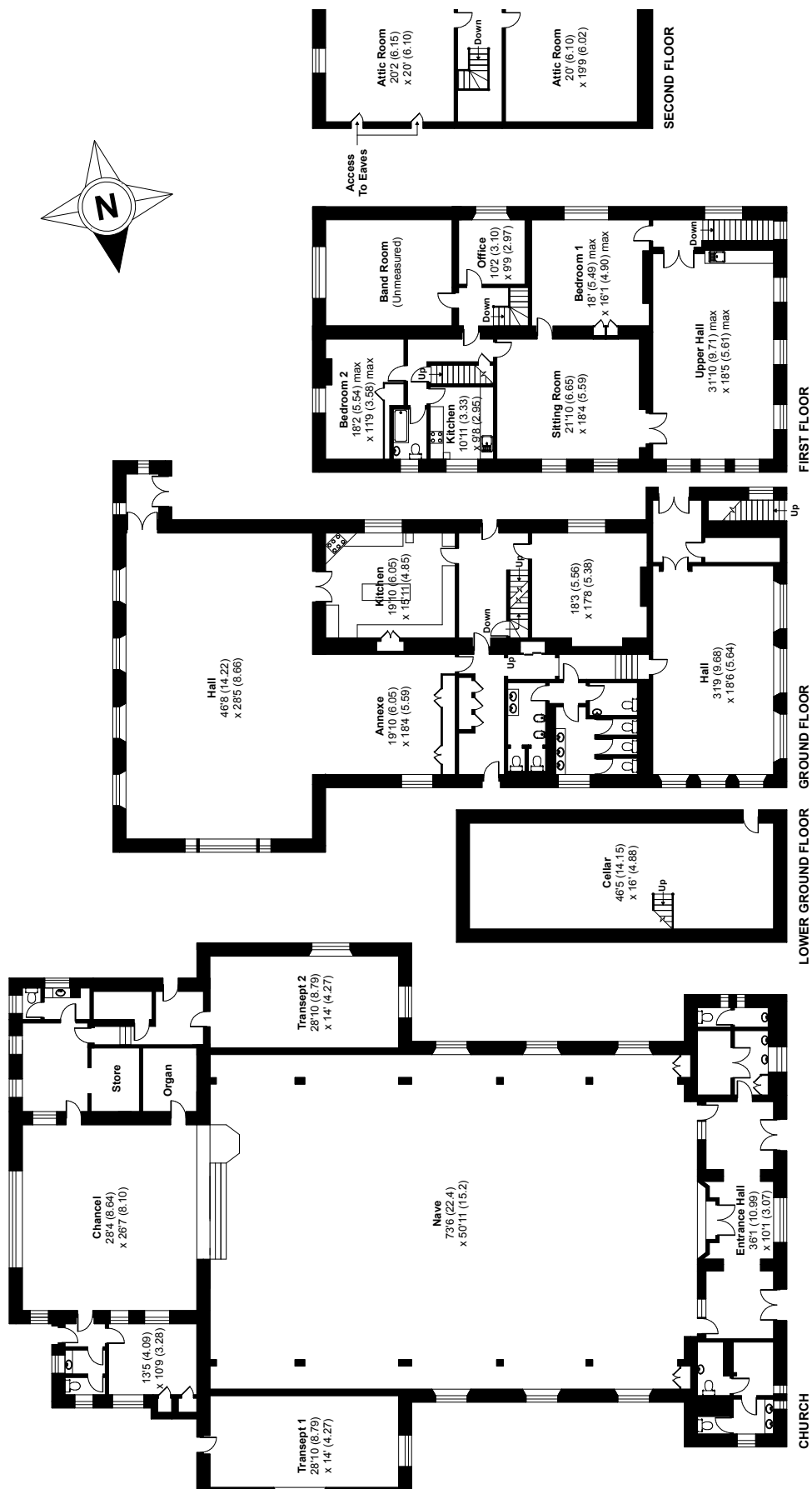
There is a floor plan available upon request.

Ref: MB/EN/2443/171120

Station Road, Weston Super Mare , BS2

Approximate Area = 14801 sq ft / 1375 sq m (excludes band roof)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2020. Produced for Perry Bishop & Chambers. REF: 664200



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 646770

E: landandnewhomes@perrybishop.co.uk

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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. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.