

Perry Bishop

PROPERTY MADE PERSONAL

Bruton Methodist Church

Shute Lane, Bruton, BA10 OBH



Attractive Former Listed Grade II Church • Approximately 1,630 sq.ft. • Informal Tender sale • Open viewing days - Tuesday 12 July and Thursday 21 July 2022 by appointment • Central location in bustling Somerset town

Guide Price £225,000

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Bruton Methodist Church

Shute Lane, Bruton, BA10 OBH

The property is Listed Grade II as being of architectural and historic interest and was originally built in the 19th century, with solid stone elevations under a pitched slated roof. It is attached to a neighbouring residential property.

The building stands in an irregular shaped plot approximately 25 metres frontage to the A359 with a average depth of 14 metres. It occupies a prominent position in the centre of the town. Bruton is a thriving centre with good retail, commercial, leisure and educational facilities.

The major towns of Shepton Mallet and Yeovil are within easy driving distance.

The accommodation can be summarised as follows:

Ground Floor:

Doors to hallway leading to -

Chapel 6.9m x 17m max = 117.3 sqm (1,260 sq.ft)

Stairs up to

Office/Store 8.8m x 4.0m = 35.2 sqm (375 sq.ft)

Outside:

The property stands in a good sized plot but does not have an existing vehicular access point.

Directions

If following the A359 from north or south the property is on the roadside in the centre of the town identified by the agents sale board.

Viewings

Viewings are by appointment only on:

Tuesday 12th July 2022 - 9.30am to 10.30am

Thursday 21st July 2022 - 2.45pm - 3.45pm

Please contact our Land department on 01285 646770 to book your appointment.

The site can also be viewed from the roadside.

Services and Tenure

The property is freehold and will be sold with vacant possession.

We are informed that mains electricity, water and drainage are connected to the property.

Local Authority

South Somerset District Council

Tel: 01935 462462

www.southsomerset.gov.uk

Town and Country Planning

The property is Listed Grade II and falls within Bruton's central Conservation Area. Therefore any major changes to its external appearance are likely to be resisted.

The present use of the building is within F1 of the Use Classes order as a place of worship, which would also permit other community uses such as clinics, surgeries, creches, day nurseries and consulting rooms.





The building could suit a variety of commercial uses or be converted for residential use, subject to the necessary consents being granted. Interested parties should make their own enquiries with the Local Planning Authority.

Method of Sale

The land is offered for sale by informal tender, offers must be made in writing no later than Monday 8th August 2022. 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 or posted to our Cirencester office or by email to peterchambers@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 before or after the closing date, with all parties that have made an offer being notified accordingly.

Important Notes

Offers may be made unconditionally, in which case contracts must be exchanged within 8 weeks of receipt of draft contract, and there will be an uplift provision of 50% of any increase in value attributable to a subsequent planning consent.

If this condition is not acceptable, please make this clear in your offer. Alternatively, offers may be made subject to planning consent (details to be disclosed), in which case conditional contracts are to be exchanged within 8 weeks.

JOINT AGENT WITH CHRISTOPHERS CHARTERED SURVEYORS

Reference: LAN220021/PC/29062022

We'd love to hear from you

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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.

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