

Hawkesbury Upton Methodist Church Back Street, Hawkesbury Upton, GL9 1BB



Attractive church and school room with potential for conversion (STP) • Village location set amongst established residential properties • Open viewings by appointment - Tues 25th October 2:30pm to 4.30pm and Weds 2nd November 2022, 10:30am to 12:30pm • For sale by informal tender

Guide Price £275,000

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Hawkesbury Upton Methodist Church

Back Street, Hawkesbury Upton, GL9 1BB

The Methodist chapel, situated on the eastern side of the village, was originally built in the Primitive tradition in 1860 but extended in 1902, with the addition of an attached school room. The buildings were reordered in the late 1960's / early 1970's to provide the following layout.

The Chapel:

Gabled Porch (1.5 m x 1.75m) to frontage

Chapel (12 m x 7m) with lowered ceilings

Staircase to first floor

Kitchen servery (2.4m x 2 m)

Male and Female Cloakrooms

Upper Room (2.2 m x 3.1m)

The Schoolroom: (with separate side access from pathway)

Hall (7m x 8m approximately).

Approximate floor area of 160sqm

The Chapel is built with rubblestone walls with stone and brick dressings, but ashlar fronted with pitched roof clad with clay double Roman tiles.

The porch a later addition is formed with stone stub walls, timber frame and plain tile roof covering. Original timber ceilings but lowered rustic ceilings are formed with plasterboard and timber.

The floors are of solid construction.

The attached Schoolroom is constructed with square coursed natural stone block under a pitched and hipped roof. The floors are of suspended timber construction but overboarded with decking. The ceilings are formed with plasterboard.

The site is roughly rectangular, with road frontage of 11.5 metres an average depth of 50 metres and approximate area of 0.14 acres.

The buildings are not listed as being of architectural or historic merit but stands within a designated Conservation Area.

There is no burial ground and no parking within the curtilage.

Viewings

Viewings are by appointment only on Tuesday 25th October 2022 from 2:30pm to 4:30pm and Wednesday 2nd November 2022, 10:30am to 12:30pm. Please contact our Land department to book your appointment on 01666 333149.

Location

Hawkesbury Upton is a village in South Gloucestershire, east of the much smaller Hawkesbury. It lies north of Horton, east of Dunkirk and south of Alderley and Hillesley.

Hawkesbury Upton is close to the A46 road. The village lies on the Cotswold Way and exhibits many of the characteristics of a Cotswold village, including use of the local limestone in the majority of the buildings. The village has two pubs on the High Street, a primary school, a village shop, a post office and a hair salon. There is a village hall with a recreation ground and a cricket club.





Directions

From Junction 18 on the M4 head north signposted Yate, Stroud, Cirencester. Stay on this road for 5.5 miles passing the Cross Hands on your right, petrol station on your left and finally the Bodkin House pub on your right. After coming up the hill into Dunkirk take the next turning on your left signposted Hawkesbury Upton and Hillesley. After 1 mile you will enter the village, take the right hand turning at the War Memorial named Park Street, follow this around the corner into Back Street and the church is slightly further up on the left hand side.

Services & Tenure

The site is assumed to be freehold title.

Town and Country Planning

Interested parties should make their own enquiries with South Gloucestershire Council. Tel: 01454 868004 / www.southglos.gov.uk

Method of Sale

The land is offered for sale by informal tender.

Offers should be submitted on the offer form available from ourselves, to ensure that all information required is received. Please email you offer to landanddevelopment@perrybishop.co.uk no later than Wednesday 16th November 2022.

It is the bidder's responsibility to ensure that their offer is received by the prescribed deadline. 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 that have made an offer being notified.

JOINT AGENT WITH CHRISTOPHERS CHARTERED SURVEYORS

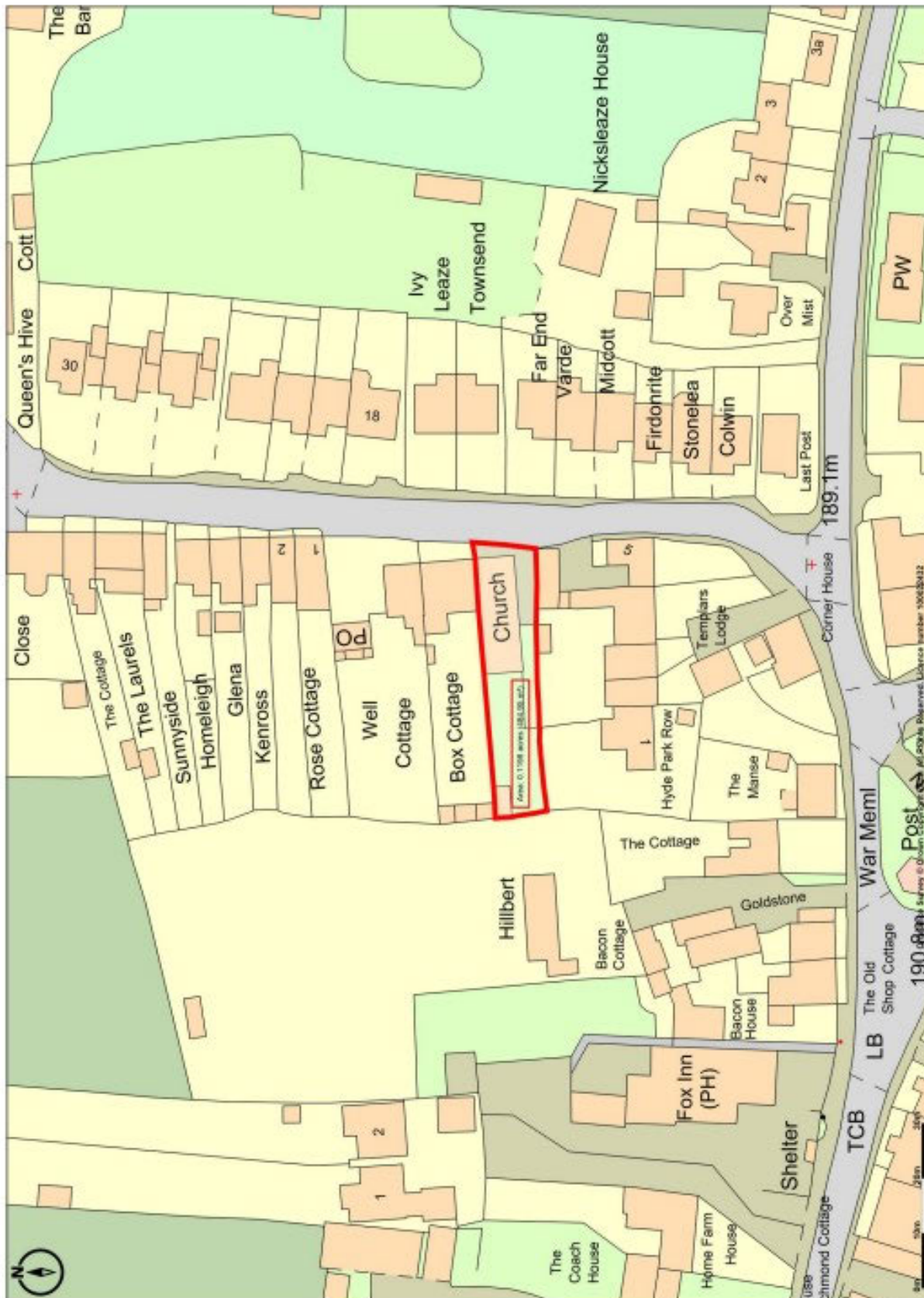
We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8 JG

T: 01666 333149

E: landandnewhomes@perrybishop.co.uk





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LANDMARK INFORMATION

Plotted Scale - 1:1250. Paper Size - A4

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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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