

# Perry Bishop

PROPERTY MADE PERSONAL

**Eastville Park Methodist Church** Fishponds Road, Eastville, Bristol, BS5 6PN



Former Methodist church and community rooms • Situated amongst retail and residential properties • Close to the M32 link from the M4 to Bristol city centre • OPEN VIEWING - Weds 7th August 2024 - 2:00 pm to 3:30 pm and Weds 21st August 2024 - 10:30 am to 12:00 pm • For sale by informal tender with offers due by 12 noon on Wednesday 4th September 2024

**Guide Price £280,000**

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# Eastville Park Methodist Church

Fishponds Road, Eastville, Bristol, BS5 6PN

The former Methodist church and community rooms are set within an area of multicultural communities.

The building comprises of two former structures thought to have been retail premises with living accommodation, has a frontage to Fishponds Road (a local distributor road) of 12 metres and a return frontage to Heath Street, (a residential street) of 22.5 metres.

The site is entirely developed by the building with a very small central courtyard.

Constructed with rendered and colour-washed brickwork elevations under pitched roofs clad with tile and flat roofs overlaid with asphalt or polymer coverings.

The accommodation comprises:

Ground Floor:

Foyer (3.7m x 2.4 m). Multipurpose space (13.4m max x 4.2m avg). Servery area (4.5m x 4.0m with deep cupboard off Boiler room (2.0m x 1.5m).

Rear lobby and corridor with under stairs cupboard.

Office (2.6m x 2.2m)

Store (2.0m x 2.0m max)

Male, female and disabled adapted cloakrooms.

First Floor:

Meeting rooms comprising 'Bluebell' (1.5m avg x 4.0m avg) with deep cupboard. 'Daisy' (4.2m x 3.8m) + store (3.5m x 2.0m). 'Buttercup' (8.0m avg x 4.7m avg) with deep cupboard.

Kitchen (4.8m x 2.6m) fully fitted with worktops and storage cupboards.

The road has a mix of tertiary retail frontages, with residential upper parts and is close to the junction with the M32 link from the M4 to Bristol city centre.

The building is a terraced two storey structure with an approximate floor area of 450m<sup>2</sup> but with no amenity curtilage.

The property is not listed as being of architectural or historic merit and is not located in a designated Conservation Area.

## Location

Eastville is an inner-suburb of the city of Bristol, situated between Easton and Frome Vale wards in the north-east of the city. In the north-west its boundary is the M32 motorway, which roughly follows the River Frome.

There are a large retailers close by on the Eastgate retail park which include Ikea, Tesco Extra and Halfords amongst others.

The church is situated close to Eastville Park, a large Victorian park with a range of facilities including a large ornamental lake, tennis courts, bowling green, children's play area, woodlands and wildflower meadows.

## Directions

From the M4 junction 19 head south on the M32 towards Bristol. Take junction 2 signposted Fishponds, Horfield and B4469. Go straight over at the roundabout, staying in the left hand lane for 'local traffic' running alongside the slip road heading back to the M32. Take the third road on the left named Heath Street. You will find the property at the top of this road on the right.

## Viewings

Viewings are by appointment only on the following dates:

1. Wednesday 7th August 2024 - 2:00 pm to 3:30 pm
2. Wednesday 21st August 2024 - 10:30 am to 12:00 pm

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

## Services & Tenure

The site is offered for sale with freehold title and as far as we are aware is not subject to any leases.





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

#### **Town and Country Planning**

The present use of the building is within F1 of the Use Class Order it can be used for the provision of education, for the display of artwork (not for sale or hire), as a museum, as a public library or public reading room, as a public hall or exhibition hall, as a law court, for or in connection with, public worship or religious instruction.

We have not been informed of any covenants or restrictions which have a detrimental effect on the title.

There is an historic "hauling Way" to the rear of the site which may not be built over or obstructed and can only be used for moving goods/items to and from the neighbouring property.

#### **Local Authority**

Bristol City Council  
[www.bristol.gov.uk](http://www.bristol.gov.uk) / 0117 922 3000

#### **Method of Sale**

The property is offered for sale by informal tender, offers must be made in writing no later than 12 noon on Wednesday 4th September 2024.

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 [landandnewhomes@perrybishop.co.uk](mailto:landandnewhomes@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.

#### **JOINT AGENT WITH CHRISTOPHERS CHARTERED SURVEYORS**

#### **We'd love to hear from you**

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