

Perry Bishop

PROPERTY MADE PERSONAL

Chalford Hill Methodist Church Midway, Chalford Hill, GL6 8EN



Former Methodist Church originally built around the 1800s • John Gibbs Hall built approx. 1960's • Good sized parking area • Open viewings by appointment on Tues 14 March, 2pm to 3pm and Weds 22 March, 11am-12pm • The property is for sale by informal tender with offers due noon on Wednesday 5th April 2023

Guide Price **£200,000**

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Chalford Hill Methodist Church

Midway, Chalford Hill, GL6 8EN

The Chalford Hill Methodist Church was originally built in the 1800's with solid stone elevations under a pitched tiled roof. A later single storey extension was built probably around the 1960's and is known as the "John Gibbs Hall".

The accommodation can be summarised as follows

Ground Floor:

Foyer to chapel 23 sqm / 250 sq.ft.

Chapel: 70 sqm / 750 sq.ft. with stairs leading to former balcony.

A passage way leads from the foyer to the cloakrooms and a well fitted kitchen of some 16 sqm / 170 sq.ft.

John Gibbs Hall 63 sqm / 675 sq.ft.

Inner hall 43 sqm / 465 sq.ft.

Outside there is a good-sized part surfaced and part gravelled parking area with direct access onto the highway.

Location

The property is located in the centre of Chalford Hill a residential area.

Chalford itself has a strong community identity and popular primary and secondary schools. The Gloucestershire Parish of Chalford covers two square miles of the most beautiful countryside, stretching out over four miles south-east of Stroud on the north side of the River Frome, eight miles west of Cirencester, and in and above the Golden Valley. This part of the Cotswolds is cut by deep gorge-like valleys and benefits from a Parish Church, pubs and local shops.

The nearest local town is the meeting point of five valleys, the historic town of Stroud is a well known centre for arts and crafts as well as its weekly Farmers Market.

Directions

From our office head south-east on London Road toward Union Street. At the roundabout, take the second exit and stay on London Road. At the roundabout, take the 1st exit and stay on London Road. At the roundabout continue straight onto London Road/A419. Turn left onto Old Neighbourhood. Turn right onto Abnash. Slight right to stay on Abnash. Turn left onto Midway.

Viewings

Viewings are by appointment only on the following days:

1. Tuesday 14th March - 2pm to 3pm
2. Wednesday 22nd March - 11am to 12pm

Please contact our land department on 01453 837321 to book your appointment.

Services & Tenure

The property itself together with the parking area is sold on freehold tenure shown in red on the OS plan. The land to the rear edged in blue on the plan which is a graveyard will be sold on a new 999 year lease at a nominal rent. Access will be reserved via the walkway to the left of the buildings. No building works of any kind may be carried out on this land.

Vacant possession will be granted upon completion of a sale.

We are informed that mains electricity, water and drainage are connected to the property and there is also a gas fired central heating system fitted.

Local Authority

Stroud District Council
www.stroud.gov.uk
01453 766321

Town & 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.





It would also make good commercial offices or workshops subject to consent or could be converted for residential use, again subject to consent. See note 1 below concerning uplift payment.

Note: The property is listed as a Community Asset under the Localism Act. The moratorium prohibiting its sale has now passed.

Method of Sale

The property is offered for sale by informal tender with offers to be made in writing by 12 noon on Wednesday 5th April 2023 at the offices of Perry Bishop and 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 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 after the closing date, with all parties being notified accordingly.

Important Notes

1. The vendors would seek an uplift payment if an unconditional offer is accepted and planning permission for commercial or residential use is subsequently passed. This would be for a period of 10 years and represent 50 % of net increase in value attributable to the consent.
2. The vendor reserves the right to remove all fixtures and fittings at the property or leave in situ.
3. The property is sold subject to standard Methodist Church disposal rules and regulations.

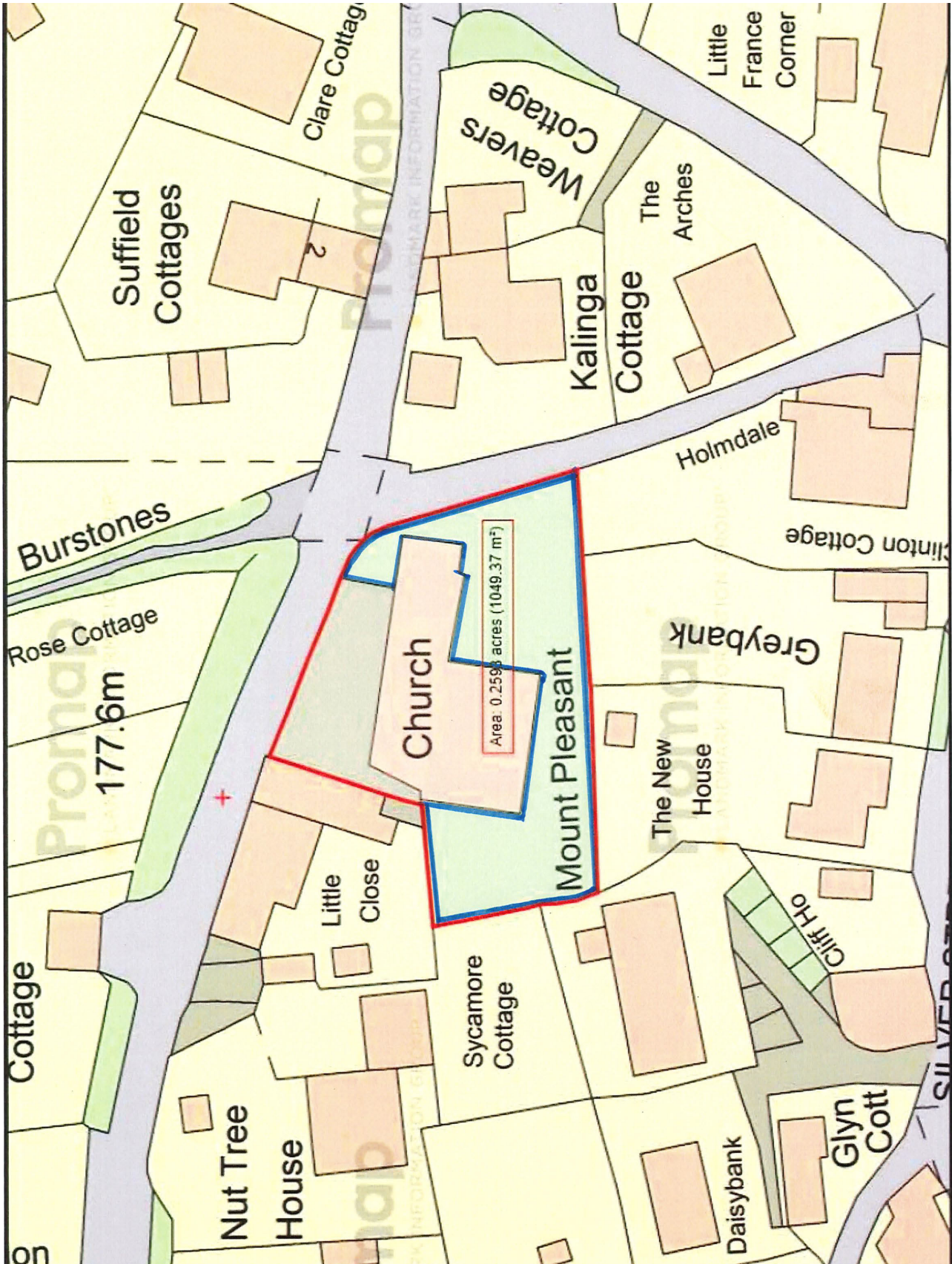
We'd love to hear from you

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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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