

Wedmore Methodist Church Sand Road, Wedmore, BS28 4BZ



Attractive Listed former Methodist Church & School Rooms in large plot of approx. 0.25 acres •
Development potential (STPP) & overall floor area approx. 1,800 sq.ft. • Located on the edge of one of
Somerset's most popular towns. • Viewing days - Weds 7th February, 11am to 12pm and Tues 13th
February, 2pm to 3pm • For sale by informal tender offers due by 12 noon on Tuesday 27th February 2024

Guide Price
£280,000

Wedmore Methodist Church

Sand Road, Wedmore, BS28 4BZ

This detached property was originally built in 1817 and extended in 1895. It has solid stone elevations under pitched tile and slate roof.

It stands in a large plot of approx. 0.25 acres, incorporating a burial ground which lies mainly to the south and west of the buildings along with a car park with separate vehicular access which is rough surfaced and which lies to the north of the buildings. It has a frontage to Sand Road of approx. 35m and a return frontage to Guildhall Lane of 30m.

Wedmore is a very popular residential town with excellent retail and commercial facilities for everyday use. It is within easy driving distance of both Wells and Street.

The accommodation can be summarised as follows:

Ground Floor

Doors to Chapel 12m x 7.5m = 90 sq.m / 968 sq.ft
Side vestibule 3m x 2m = 6 sq.m / 65sq.ft
School Room 9.2m x 7.8m = 72 sq.m / 775 sq.ft
Kitchen and cloakroom
There is a cellar

Outside

The extent of the property is shown on the OS within these particulars for identification purposes only. The crosshatched area is a graveyard (see important notes) There is in addition to the grounds of the chapel a good sized car park with vehicular access. The overall plot is approx. 0.25 acres.

Directions

The property is on the corner of Sands Road and Guildhall Lane which is located off the B3139 on the edge of the village. Use postcode BS284BZ on Sat Nav for detailed directions.
What3Words: tasters.urgent.lilac

Viewings

Viewings are by appointment only on the following dates:

1. Wednesday 7th February, 11am to 12pm
2. Tuesday 13th February, 2pm to 3pm

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

Services

Mains water and electricity are connected.
There is a private drainage system connected.

Tenure

The church, its immediate grounds and the car park will be sold freehold and are edged in red on the plan. The graveyard will be sold on a 999 year long leasehold at a peppercorn rent edged in blue and crosshatched on the OS plan. Vacant possession will be granted upon completion of the whole. See special conditions of sale.

Local Authority

Somerset Council
Tel. 0300 123 2224 / www.somerset.gov.uk

Town & Country Planning

We have had no contact with the planning authority. The present use of the building is within F1 of the Use Classes Order as a place of worship. The full definition is as follows:-

CLASS F1 - Learning and non-residential institutions

Any use not including residential use:-

- a) For the provision of education.
- b) For the display of artwork (not for sale or hire).
- c) As a museum.
- d) As a public library or a public reading room.
- e) As a public hall or exhibition hall.
- f) For, or in connection with, public worship or religious instruction.
- g) As a law court.

Any other use will require planning consent and Listed Building Approval.

The property is Listed and therefore any major alterations to its external appearance are unlikely to be permitted.

Interested parties should address specific enquiries to the Local Planning Authority.

It is considered that the car park could be suitable for residential development subject to consent.

Method of Sale

The property is offered for sale by informal tender, offers must be made in writing by 12 noon on Tuesday 27th February 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

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

1. No development of the graveyard is permitted.
2. There is one further interment scheduled for the graveyard.
3. The purchaser will be responsible for the future maintenance of the graveyard.

Joint Agent with - CHRISTOPHERS CHARTERED SURVEYORS











2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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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