

## Preston Road Methodist Church 1 Cedar Grove, Yeovil, Somerset, BA21 3JR



Attractive church and schoolrooms with potential for redevelopment STPP • Located in an established residential area with shops and educational facilities • For sale by informal tender • OPEN VIEWINGS - by appointment on Wednesday 30th August, 10am to 11.30am and Tuesday 5th September, 4pm to 5.30pm

**Guide Price £280,000**

# Preston Road Methodist Church

## 1 Cedar Grove, Yeovil, Somerset, BA21 3JR

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The Preston Road Methodist Church and school rooms are situated in an established area of mature residential dwellings, local shops and buildings used for further education.

Constructed in 1938 and later extended in 1963, the site area is calculated to be approximately 0.22 acres.

There is no burial ground with those parts of the site which are not developed by the buildings being surfaced for car parking.

The buildings are constructed with brick faced cavity walls under pitched roofs clad with tile and shallow pitched roofs and flat roofs. Ceilings are part tiled or formed with plasterboard and skim and internal wall surfaces are rendered, plastered, and painted. Floors are largely of solid construction throughout.

The accommodation can be summarised as follows:

Entrance vestibule with male, female and disabled adapted cloakrooms off.

Chapel (14m x 8m overall) with Minister's vestry (3.8m x 3.6m) Choir vestry (3.6m x 3.6m) and storage area (3.6m x 6.4m with rear lobby).

Schoolrooms comprising Classroom/storeroom (4.5m x 4.2m), Fitted kitchen (6.8m x 4m approx.) and servery, Hall (11m x 7.5m) and Lounge/Parlour (6m x 4.8m).

Floor area is calculated to be 364 m2 approx.

The buildings are not listed as being of architectural or historic merit and do not stand with a designed Conservation Area.

As the buildings have little or no heritage value, demolition and redevelopment could be an option STPP.

### Directions

From J25 of the M5 (Holiday Inn Taunton), drive along Deane Gate Avenue and Blackbrook Park Avenue for 0.2 miles. Then follow the A358 to the Southfields roundabout and take the first exit onto the A303 (Ilminster bypass). Follow the A303 to the Cartgate roundabout and take the 3rd exit signposted to Yeovil (A3088). At the next roundabout take the first exit onto Bunford Lane, then take the second exit at the next roundabout to go past Yeovil Crematorium. At the next roundabout take the 3rd exit on to Preston Road. Travel along Preston Road for about a mile and turn left on to Cedar Grove.

### Location

Yeovil is a thriving market town, taking its name from the river Yeo and is home to the bustling Quedam shopping centre, theatre, hospital, leisure centres and multi-screen cinema and bowling complex, as well as many places to eat and drink.

There are some major visitor attractions close to the town - Haynes Motor Museum, Sparkford and the Royal Naval Air Station Museum, Yeoviltown as well as several National Trust properties. Yeovil's largest employer is Leonardo Helicopters (formerly Westlands).

Yeovil has good transport links. The town is on the A30 and A37 and the two railway stations serve separate lines - the Bristol to Weymouth line and the London Waterloo to Exeter line.

### Viewings

Open viewings are detailed below, please contact us on 01285 646770 to book an appointment.

1. Wednesday 30th August 2023 - 10.00am to 11.30am
2. Tuesday 5th September 2023 - 4.00pm to 5.30pm

### Services & Tenure

The site is offered for sale with freehold title and is not subject to any leases or onerous covenants or restrictions which affect title. All mains services are connected.

### Town & Country Planning

The present use of the building is within Class F1 - Learning & Non-Residential Institutions. This would permit the following:-

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 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

All planning enquiries should be direction to the Local Authority - South Somerset District Council [www.somerset.gov.uk](http://www.somerset.gov.uk)

### Method of Sale

The property 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 your offer to [landandnewhomes@perrybishop.co.uk](mailto:landandnewhomes@perrybishop.co.uk) by 12 noon on Wednesday 20th September 2023.

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.

### Important Notes

For offers on or over the guide price of £280,000 no overage will apply. Any offers received under the guide price will be subject to a 50% overage for a term of 15 years.

**JOINT AGENT WITH CHRISTOPHERS CHARTERED SURVEYORS**

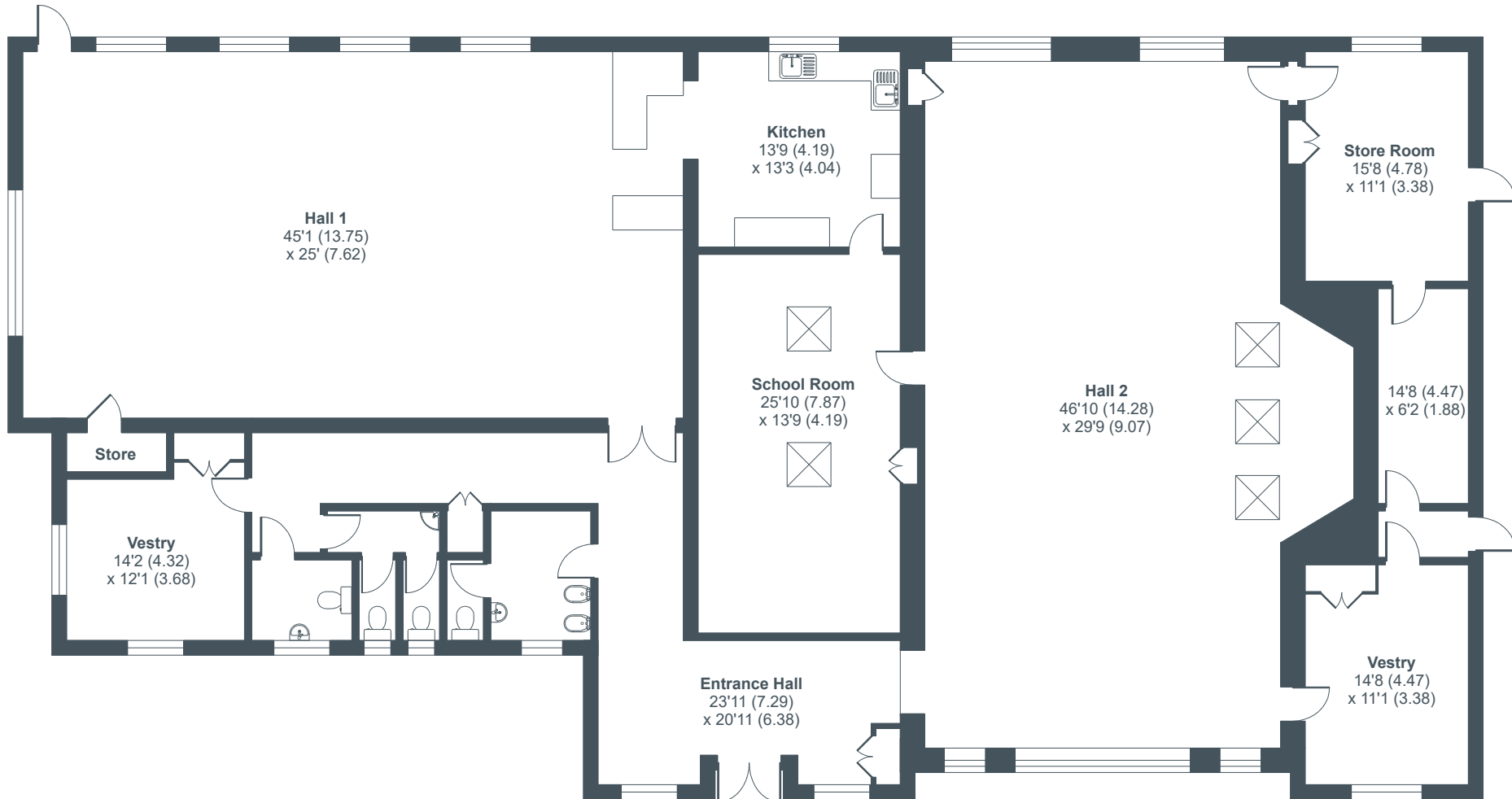




# Cedar Grove, Yeovil, BA21

Approximate Area = 4408 sq ft / 409.5 sq m

For identification only - Not to scale

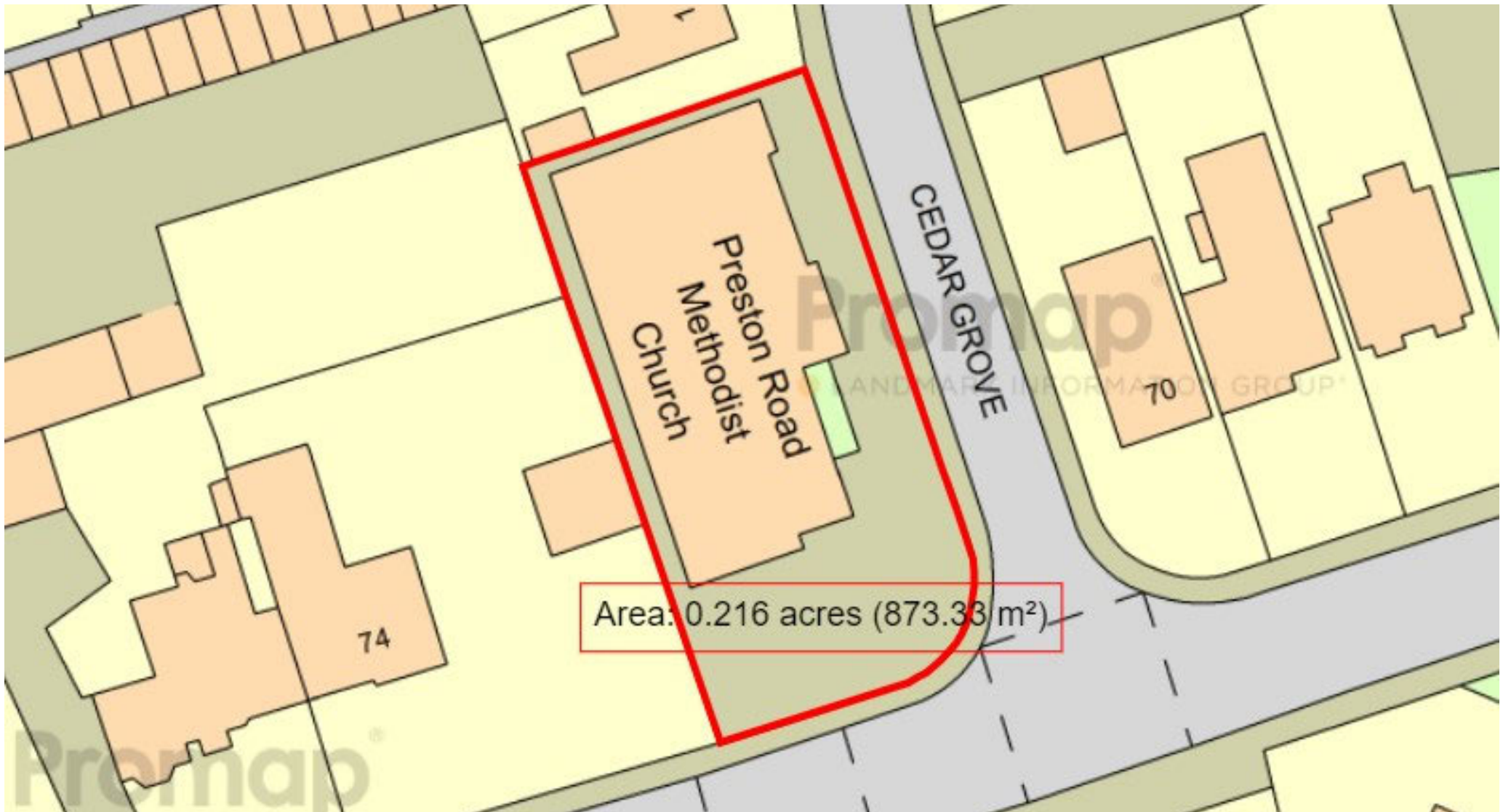


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Perry Bishop. REF: 1016061





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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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