

Perry Bishop

PROPERTY MADE PERSONAL

The United Reformed Church Wick Lane, Upton Cheyney, Bristol, BS30 6NL



An attractive Grade II Listed former United Reformed Church dating from 1834 with later additions • Set in approximately 0.3 acres (partly graveyard) • Located in a pretty village, convenient for Bristol and Bath • Open viewing day - Thursday 29th February 2024, 10am to 11am • For sale by informal tender - offers due by 12 noon on 13th March 2024

Guide Price **£250,000**

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The United Reformed Church

Wick Lane, Upton Cheyney, Bristol, BS30 6NL

This former United Reformed Church comprises a Grade II Listed detached building constructed with stone elevations built in 1834 with a pitched tiled roof. There is a later 2 storey extension to the rear. The site of about 0.3 acres part of which is a graveyard and is elevated with far reaching views over attractive open countryside. The property is on the edge of the village which itself is just 9 miles from Bristol City Centre and 7 miles from Bath City Centre. There are local facilities nearby at Wick and Keynsham.

The accommodation can be summarised as follows:

Ground Floor: Rounded stone porch to -
Chapel 9.6 X 6.6 = 63.4 sq.m. (680 sq.ft.) including raised dais with fitted pews and coloured leaded windows.
Side access door to hallway to -
School Room 8.4 X 4.5 = 37.8 sq.m. (405 sq.ft.) with tiled fireplace and access to cloakroom.
Kitchen 3.1 X 6.4 = 19.8 sq.m. (213 sq.ft.) with basin and sink stairs from school room to -

1st Floor: Stores in 2 sections 6.0 X 4.5 = 27 sq.m. (290 sq.ft.) overall. There are two cellars to the side and rear of the property.

Outside: The building has an established vehicular access from Wick Lane but does not own the ground between its boundary and the public road.

To its rear area are large open grounds the west of which is a graveyard to which rights of access must be reserved. The overall plot is about 0.3 acres and is shown edged in red for identification purposes upon the OS plan within these particulars.

Directions

Travelling west from Bristol or east from Bath take the A431 to the village of Wick. Here turn left or right signed to Upton Cheyney going straight over the first cross road and the property is on the right after about 1 mile identified by the agent's board.

Viewings

Open viewing on Thursday 29th February 2024 - 10am to 11am. Please call the Land Team on 01285 646770 to book your appointment.

Services & Tenure

The property is offered for sale with freehold tenure and vacant possession at completion though it will be the purchaser's responsibility to clear any items left on site.

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

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 Gloucestershire Council - www.southglos.gov.uk

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 13th March 2024.

These 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

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

1. Rights of access to the grave yard to be reserved at all times.
2. It will be the responsibility of the purchaser to maintain and upkeep the graveyard in a reasonable condition.
3. The property will be sold subject to the standard URC covenants a copy of which is available on request.

JOINT AGENT WITH CHRISTOPHERS CHARTERED SURVEYORS



We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 646770
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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.

Gloucestershire • Oxfordshire • Wiltshire

