

Eden Grove Methodist Church & Manse (No.9) Eden Grove, Horfield, Bristol, BS7 0PQ



Former Methodist Church with school rooms & four bedroom dwelling • Located in an established residential area • Potential development opportunity • Ample Parking • Open viewing days - Weds 22 November, 10.30am to 12pm and Weds 6 December, 10.30am to 12pm by appointment only • For sale by informal tender

Guide Price £1,500,000

Eden Grove Methodist Church & Manse (No.9)

Eden Grove, Horfield, Bristol, BS7 0PQ

The Eden Grove Methodist Church with attached schoolrooms and the Manse next door are located in an area of established residential housing dating from the 1930's and can be summarised as follows:

The Church:

Church (17m x 10m overall plus transepts 6.7m x 4m), containing two manual pipe organ. Dais to north end. Painted timber War memorial. Vestry (3.8m x 3.7m), Store (3.7m x 2.3m), Cloakroom (WC and wash hand basin), Steward's vestry (3.7m x 2.8m), Vestibule (6.3m x 2.6m), Kitchen (3.7m x 2.6m).

Attached Schoolrooms:

Vestibule (3.5m x 3m), disabled adapted cloakroom and store, with WC and wash basin, Meeting Room (6.8m x 4m), Café /Meeting Room (10m x 5.5m), Kitchen (3.3m x 3m), Central lobby providing access to male and female cloakrooms. East lobby/vestibule providing access to New Room (6.9m x 4.9m).

Main Hall (16m x 8m approx.), Basement (6.9m x 5m) approx.

The rear of the church site is undeveloped but has been used as garden amenity and community allotments. There is an additional pre-fabricated building measuring approx 25m x 10m and detached store sheds, measuring approx (1.5m x 3m).

The Manse:

A detached two storey 4 bedroom house that is in good structural order with a new roof, however it would benefit from some internal modernisation. The ground floor comprises a large reception room with doors out to the garden, a double length dining room, kitchen and breakfast room, study or snug and a downstairs WC. Upstairs there are 4 double bedrooms and a family bathroom. The property has a separate single garage with driveway and gardens laid to lawn both front and back. (EPC - D)

NOTE: The Church and the Manse can be purchased individually or as a whole. Further details can be obtained from Perry Bishop.

Location

Horfield is a suburb of the city of Bristol. It lies on Bristol's northern edge, Bishopston lies directly to the south. Monks Park and Golden Hill are to the west.

Ideally located close to the amenities of the Gloucester Road, Horfield Common, Horfield Leisure Centre, and nearby employers such as Airbus, the MOD, the University of the West of England and Southmead Hospital.

There are good travel links via rail and bus with the M32 providing access to the motorway and Temple Meads or Parkway for rail.

Directions

From the M32 J1 take the A4174 exit to the ring road. Continue on the A4174 and take 3rd exit onto Filton Road/A4174. At Abbey Wood roundabout take 2nd exit, staying on the A4174. Turn left onto Filton Avenue for 0.4m and then turn right onto Eden Grove after 0.7m. You will see the Church on the right.

WHAT3WORDS: ///driven.below.fluid

Viewings

Viewings are by appointment only on the following dates:

1. Wednesday 22nd November 2023, 10.30am to 12.00pm
2. Wednesday 6th December 2023, 10.30am to 12.00pm

Please call the Land team on 01285 646770 to book your appointment.

Services & Tenure

1. The properties are held with freehold title.
2. The properties are not listed or within a designated Conservation Area.
3. Mains water, electricity, drainage and gas are connected to the properties.
4. There was a restrictive covenant imposed in May 1928. The vendors have indemnity insurance in place to cover this covenant.

Town & Country Planning

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

- 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

Planning consent for demolition of the properties and subsequent consents could possibly be obtained for residential development. All planning enquiries should be directed to the Local Authority - Bristol City Council www.bristol.gov.uk

Method of Sale

The properties are offered for sale by informal tender, offers must be made in writing no later than 12 noon on Monday 18th December 2023.

We will accept offers for the Eden Grove Methodist Church and the Manse next door individually or as a whole site - see the offer form for further details.

These should be submitted on the offer form 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, and the vendor is not bound to accept the highest or any offer. A decision will be made asap after the closing date, with all parties that have made an offer being notified accordingly.

JOINT AGENT WITH CHRISTOPHERS CHARTERED SURVEYORS





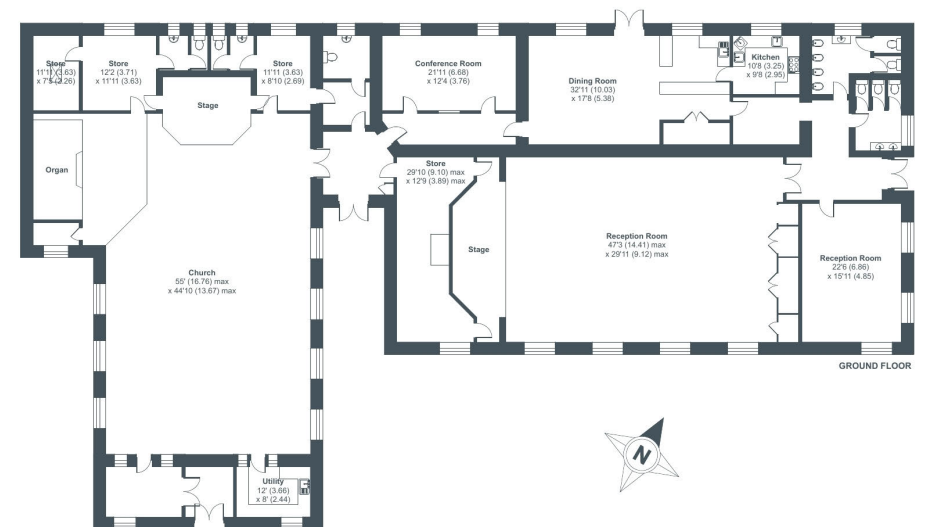
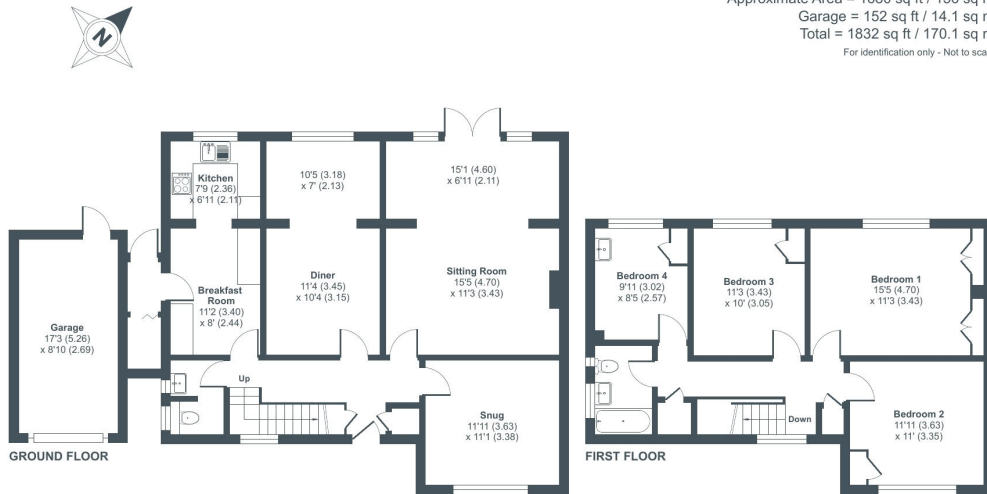
Eden Grove, Bristol, BS7

Approximate Area = 1680 sq ft / 156 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1832 sq ft / 170.1 sq m

For identification only - Not to scale

Methodist Church, Bristol, BS7

Approximate Area = 7405 sq ft / 687.9 sq m
 For identification only - Not to scale







2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 646770
E: landandnewhomes@perrybishop.co.uk

perrybishop.co.uk

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.

