

Bedminster United Reformed Church West St / Stanley St South, Bedminster, BS3 3PG



Former United Reformed Church consisting of hall, meeting rooms, ancillary accommodation and parking • Development potential (STPP) • Situated in an established residential and commercial location • Open viewing days by appointment on Weds 31st January 10.30am to 12pm and Weds 14th February, 10.30am to 12pm • For sale by informal tender

Guide Price £500,000

Bedminster United Reformed Church

West St / Stanley St South, Bedminster, BS3 3PG

We are delighted to be working together again with the United Reformed Church to sell this property in Bristol.

Bedminster United Reformed Church was constructed in the late 19th Century having been extended in more recent years.

It comprises of church, hall, meeting rooms and ancillary accommodation together with onsite parking in an area of established Victorian housing with some commercial and tertiary retail frontages.

The site has frontage to West Street of 21 metres, main frontage to residential Stanley Street South of 31 metres and Buckingham Street of 21 metres.

The buildings are presently arranged as follows:

Entrance vestibule (from Stanley Street South)

Church 19m x 8.75m

Vestry 4m x 3.65m

Office 4m x 3.5m

Community Rooms include -

Ground Floor:

Hall (15m x 10M) with dais, entrance lobby, cloakrooms and fitted kitchen.

First Floor:

Three meeting rooms/stores (12m x 4m approximately)

The site has great possibility for redevelopment - subject to planning permission with the approximate gross external floor area of the buildings being 380m².

There is no burial ground with this property.

Location

Bedminster is on the south side of the city with a high concentration of residential and commercial properties including family butchers, bakers, jewellers, antique shops, vintage boutiques etc. The city centre is just a short drive away where you will find retail shops, pubs, restaurants, theatres, cinemas, museums, art galleries together with historic landmarks from Brunel to Banksy.

Directions

From the M32, turn left onto the A4044 (Cabot Circus). The A4044 turns into Temple Way/Temple Gate. At the Bath Bridge roundabout take the 3rd exit on to the A38/A370/Clarence Road. At the next

roundabout take the first exit on to East Street leading to Dalby Avenue and Malago Road. At the traffic lights turn right on to Sheene Road and then left on to the A38/West Street. The church can be found on the corner of Stanley Street South and West Street.

Viewings

Viewings are by appointment only on the following dates:

1. Wednesday 31st January 2024, 10.30am to 12pm

2. Wednesday 14th February 2024, 10.30am to 12pm

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

Services & Tenure

The buildings are not listed as being of architectural or historic interest and do not stand in a designated Conservation Area.

Mains water, electricity drainage and gas are connected and there is a gas fired central heating system.

Town and 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

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 28th February 2024.

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.

Important Notes

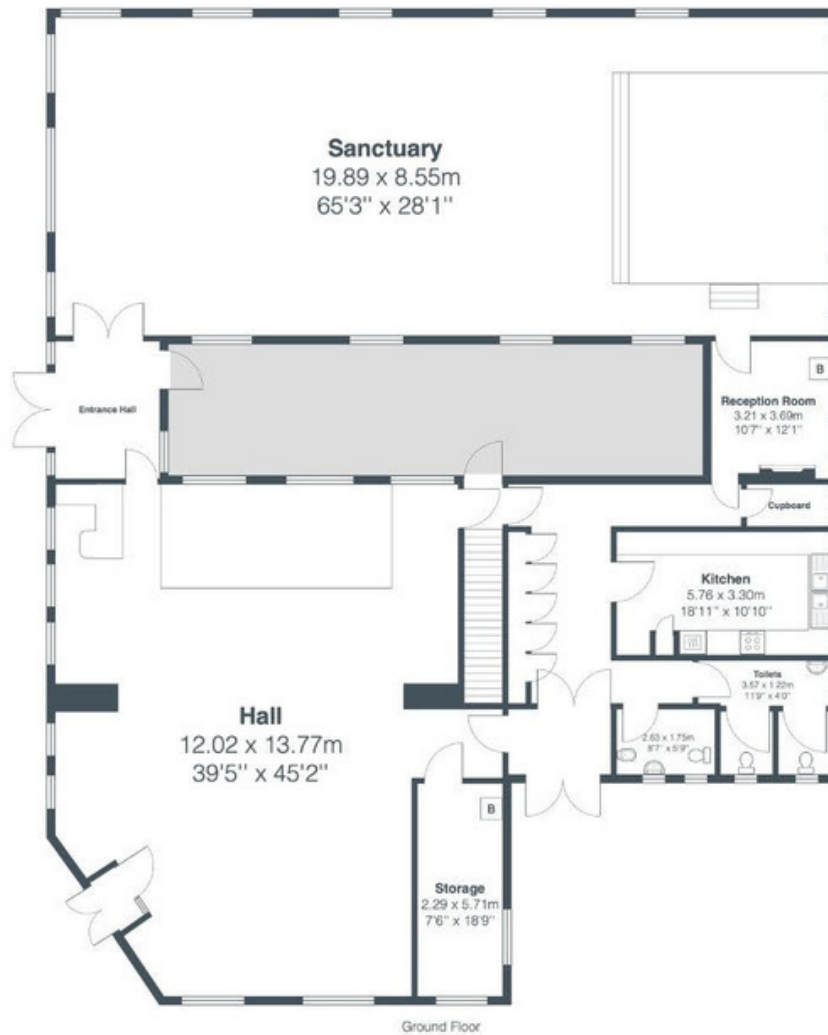
There will be a 50% overage for a term of 15 years for any change of use consent (whatever it may be) that results in an uplift in value over and above the existing use value without those consents, will trigger overage.

The sale will be subject to the standard United Reformed Church covenants - copy available on request.

JOINT AGENT WITH CHRISTOPHERS CHARTERED SURVEYORS







Total Area: 505.4 m² ... 5440 ft²
All measurements are approximate and for display purposes only



First Floor

Perry Bishop

PROPERTY MADE PERSONAL

Christophers

CHARTERED SURVEYORS



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.

Gloucestershire • Oxfordshire • Wiltshire

