

Easter Compton Methodist Church Main Street, Easter Compton, Bristol, BS35 5RE



Substantial former Methodist church dating back to 1839 with attached schoolroom • Village location • Backing onto open farmland • Viewings by appointment only • For sale by private treaty

Guide Price £250,000

Easter Compton Methodist Church

Main Street, Easter Compton, Bristol, BS35 5RE

Close to the centre of Easter Compton village stands this attractive Methodist chapel and attached schoolroom in a rectangular plot.

The site backs onto open farmland and opposite are residential dwellings of mixed age and style.

The site has a frontage to the Main Road of 20 metres and an average depth of 48 metres and is calculated to have an approximate area of 960 m² (0.24 acres) with the buildings standing centrally and surrounded by a burial ground containing historic graves but several more recent burials.

The buildings comprise a chapel built in 1869 with wall attached schoolroom to the rear, but later augmented in the 1930s with a new hall.

Further extensions and modification was undertaken in the 1950s and 1960s.

The buildings are arranged to provide the following:

The Chapel with gabled porch to frontage and softwood internal vestibule and dais to north-east.

The Schoolrooms comprise of a small hall and large hall with separate internal vestibule, kitchen and unisex cloakroom.

The buildings are calculated to have a gross external floor area of 207 m² (2,228 sq.ft) approximately.

Burial ground to be sold with 999 year lease. No graves can be disturbed and no excavation of the leasehold land will be permissible.

Building to be sold freehold.

Location

The village lies between the M5 and M49 motorways approximately northwest of the wider conurbation of Bristol.

Directions

Heading west on the M5 come off at junction 17, when approaching the roundabout keep in the right hand lane, take the third exit on the roundabout sign posted Severn Beach, Pilning and Easter Compton B4055.

Follow this road for a mile and you will come into the Village of Easter Compton, the church is found on the right hand side after The Fox pub which is on the left.

Viewings

Viewings are by appointment only. Please call the Land & New Homes Department 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 are connected and the site has electric heating.

Please refer to the OS plan within these particulars. The land cross hatched in blue is a graveyard to which access for visitors will be reserved and this will be sold on a 999 year long leasehold tenure at a nominal rent. Vacant possession of the entire property will be granted at completion.

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

Method of Sale

The property is offered for sale by private treaty with a guide price of £250,000.

Important Notes

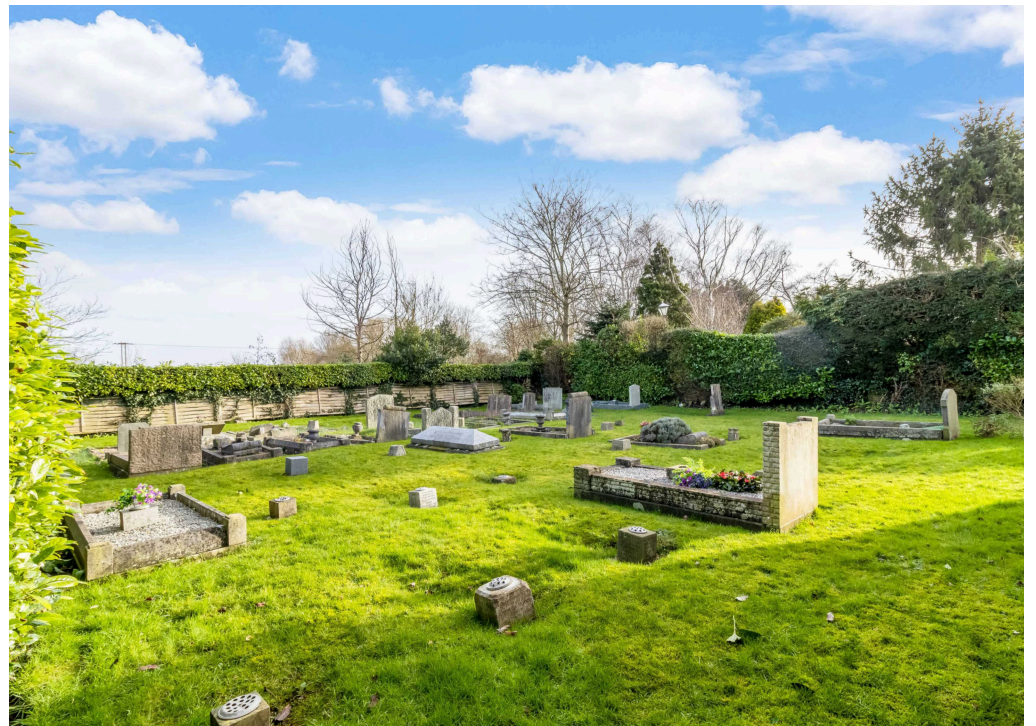
There will be a 50% overage for a term of 15 years for any change of use consent (whatever it may be) that results in an uplift in value over and above the existing value without these consents, will trigger overage.

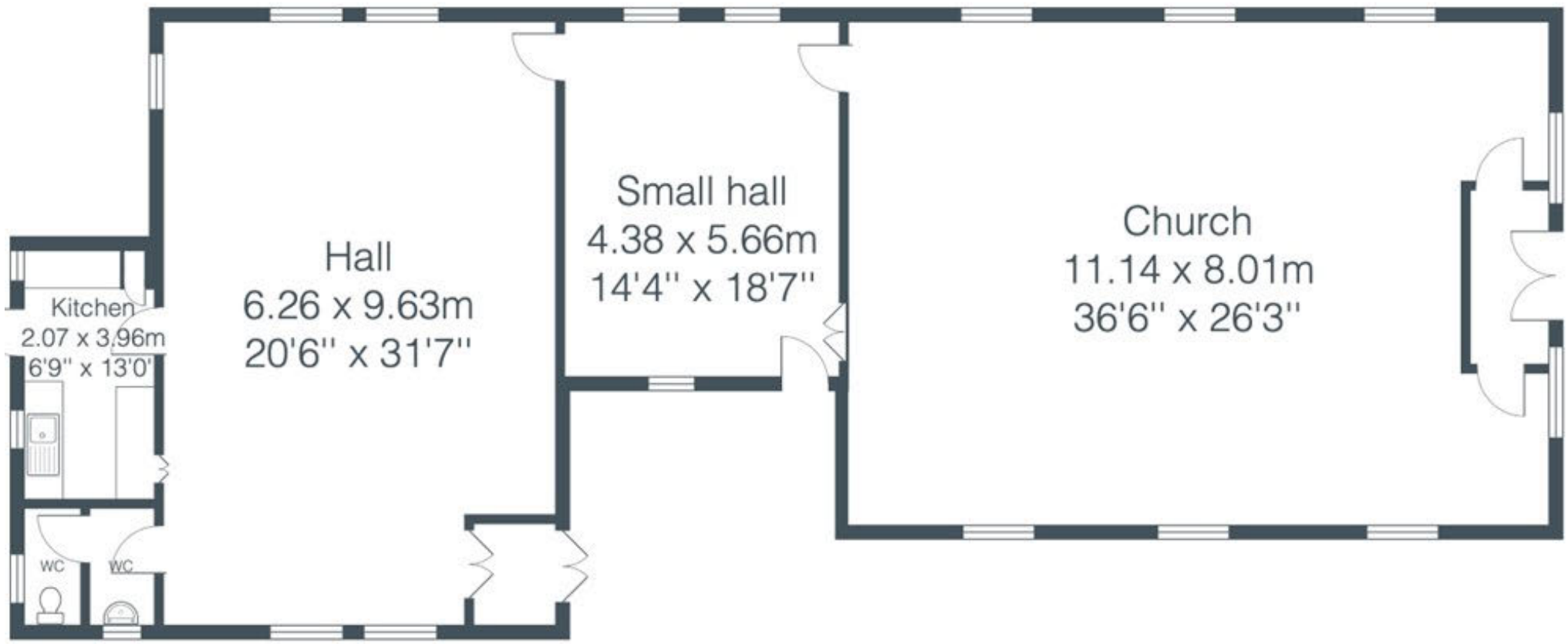
JOINT AGENT WITH CHRISTOPHERS CHARTERED SURVEYORS



I Am The Way
The Truth
And The Life

Bless The Lord
O My Soul And Forget Not
All His Benefits





Total Area: 190.1 m² ... 2047 ft²

All measurements are approximate and for display purposes only.

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PROPERTY MADE PERSONAL



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.

