

## Braydon Methodist Church Queen Street, Braydon, Swindon, SN5 0AQ



Former Methodist Church • Tin Tabernacle constructed in the early 19th Century with later additions • Rural location adjacent to woodland and agricultural land • Viewings by appointment on Wednesday 8th May 2024 and Wednesday 22nd May 2024 • For sale by informal tender with offers due by 12 noon on Wednesday 29th May 2024

Guide Price  
**£60,000**

# Braydon Methodist Church

Queen Street, Braydon, Swindon, SN5 0AQ

---

We are delighted to once again be working with the Upper Thames Methodist Circuit and bring to the market this unique property situated in a rural location adjacent to woodland and agricultural land.

The property dates back to the early 19th Century and is of a tin tabernacle construction. A programme of refurbishment took place in 2014 when a new porch was constructed together the installation of new electrics to the building.

The site has a frontage to the road of 12 metres with an overall depth of 22 metres and is calculated to have an approximate area of 270 m2.

The buildings are constructed with timber frame clad externally with corrugated galvanised iron sheet and lined out internally with tongue and groove board and plasterboard.

The premises have an approximate floor area of 70 m2 and are arranged as follows:-

Chapel with porch to south end  
Lobby  
Disabled adapted unisex cloakroom  
Kitchen

Outside

There is a small area of land to the rear of the building which would make a perfect outdoor seating area.

## Location

Braydon is a hamlet less than 3 miles from Minety.

Minety is a picturesque village in North Wiltshire located on the edge of the Cotswold Water Park. There is a village hall, a good primary school and a rugby club.

The village is close to the market towns of Cirencester, Tetbury and Malmesbury and is within easy reach of Swindon and the M4 motorway. There is also a main line railway station at the nearby village of Kemble.

## Directions

What Three Words: ///airliners.guests.lace

## Viewings

Viewings are by appointment only on -

1. Wednesday 8th May 2024 - 11:00 am to 12:00 pm
2. Wednesday 22nd May 2024 - 2:00 pm to 3:00 pm

Please contact our Land Department on 01285 646770 to book an appointment to view.

## Services & Tenure

The property is sold with freehold tenure.

Mains water and electricity are connected to the property together with a private septic tank. The building is heated via wall mounted heaters. We are advised that broadband has recently been installed in the road.

## 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

## Local Authority

Wiltshire Council  
<https://www.wiltshire.gov.uk>  
Tel. Planning - 0300 456 0114

## 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 29th May 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](mailto: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**







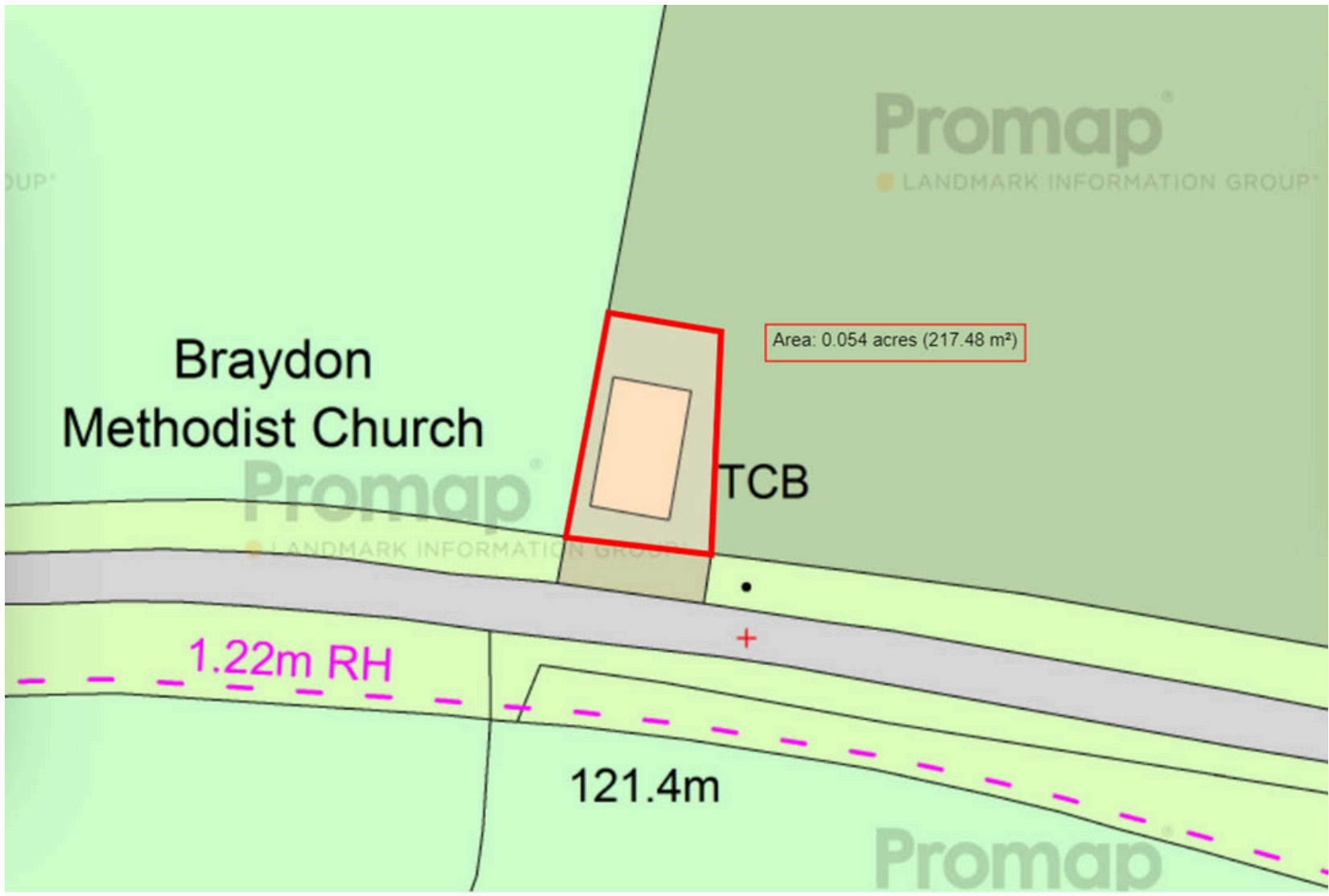












2 Silver Street, Cirencester, Gloucestershire, GL7 2BL  
T: 01285 646770  
E: landandnewhomes@perrybishop.co.uk

[perrybishop.co.uk](http://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

