

Counterslip Baptist Church 648 Wells Road, Bristol, BS14 9HT



Existing church premises with meeting rooms and ancillary accommodation • Substantial site with development potential (STPP) • Prime location with excellent frontage • Currently occupied by the Counterslip Baptist Church, the site comprises a 1957-built church with later extensions • Overall build area 9,042 sq.ft with most of the site underutilized and undeveloped • Open Viewings - Mon 3 March, 11am-12.30pm & Tues 18 March, 1pm - 2.30pm • For sale by informal tender

Guide Price
£1,400,000

Counterslip Baptist Church

648 Wells Road, Bristol, BS14 9HT

An exceptional opportunity to acquire a large, well-positioned site in the thriving residential area of Hengrove, Bristol. Currently occupied by the Counterslip Baptist Church, the site comprises a 1957-built church with later extensions, including meeting rooms, a large hall, kitchen, offices, and ancillary spaces - Overall built area: 9042 sq.ft. / 840.0 sq.m.

With most of the site underutilized and undeveloped, the property offers enormous scope for redevelopment (STPP).

The site is summarised as follows:

Church with South-West entrance vestibule, male and female cloakrooms with disability adaptation.

North-West porch with kitchen/servery (off main auditorium). Fixed Dias to east end and storerooms off. North transept (formerly occupied by organ but now used as storage).

The Schoolrooms:

Main hall with access from South lobby, male and female cloakrooms, anteroom with fixed bench seating, Kitchen, rear corridor with storage areas and caretaker's cupboard. Church office.

Double Storey Building:

Ground: Meeting room/storeroom, boiler room, plant room

First: Large meeting room and youth room.

Outside:

There is ample parking on site both to the side and rear of the building together with a large enclosed rear garden.

Location

Hengrove is a residential area located in the southern part of Bristol. It's predominantly a mix of housing, green spaces, and local amenities. Historically, it was more rural but has evolved over time into a more urbanised area as Bristol has expanded.

One of the notable features of Hengrove is its proximity to the Hengrove Park, which is a large public space offering plenty of recreational opportunities. It's home to a few sports facilities and is quite popular for walking, running, and family outings. There's also the Hengrove Leisure Centre, which provides gym facilities and a swimming pool, making it a great spot for fitness enthusiasts.

In terms of transportation, Hengrove has good bus links to central Bristol, and it's not far from the A37, which connects the area to other parts of the city and beyond. It's a relatively quiet area, so it's often favoured by families or those looking for a bit more peace compared to more bustling city centre locations.

Directions

What Three Words [///agent.light.summer](https://www.what3words.com/agent.light.summer)

Viewings

Viewings are by appointment only on the following dates:

1. Monday 3rd March 2025 - 11:00 am to 12:30 pm
2. Tuesday 18th March 2025 - 1:00 pm to 2:30 pm

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

Please be aware we are unable to accommodate individual viewings so please ensure your architects, surveyors or builders if their services are required by you prior to making your offer accompany you on the viewings.

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:

The property lies within the development boundary and has potential for alternative uses (Sub to Planning). It should be noted that there were previously dwellings sited upon the rear section of the site.

The Vendors have commissioned a planning report which is available from the agents on the strict understanding that it was produced for the Trustees and there is no liability whatsoever upon the consultant, vendors or agents in its respect.

Interested parties should make their own enquiries with Bristol City Council - 0117 922 3000 / www.bristol.gov.uk

Services & Tenure

None of the property is affected by leases and will be sold with freehold title and full vacant possession.

We have not been informed of any onerous covenants or restrictions which materially affect title or use and we have not been informed of any reverter clauses affecting title.

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 2nd April 2025.

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

OFFERS:

Parties may make unconditional offers noting the overage provisions set out below or planning dependent offers for the site setting out in detail their proposals for the site and proposed time scale.

Parties making non planning dependant offers need to confirm that they have read and accept the note below regarding overage provisions.

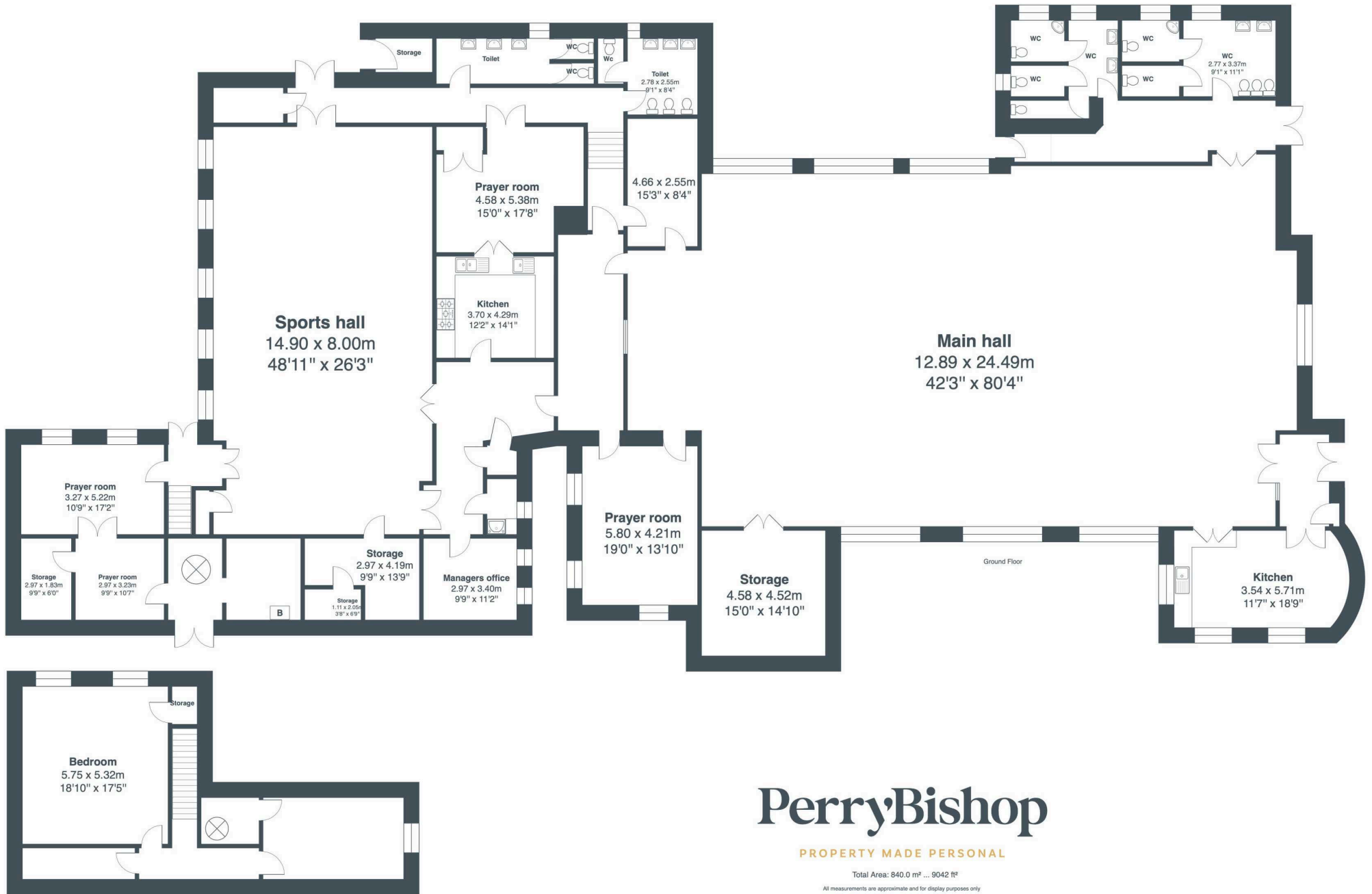
OVERAGE:

For offers that are unconditional 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







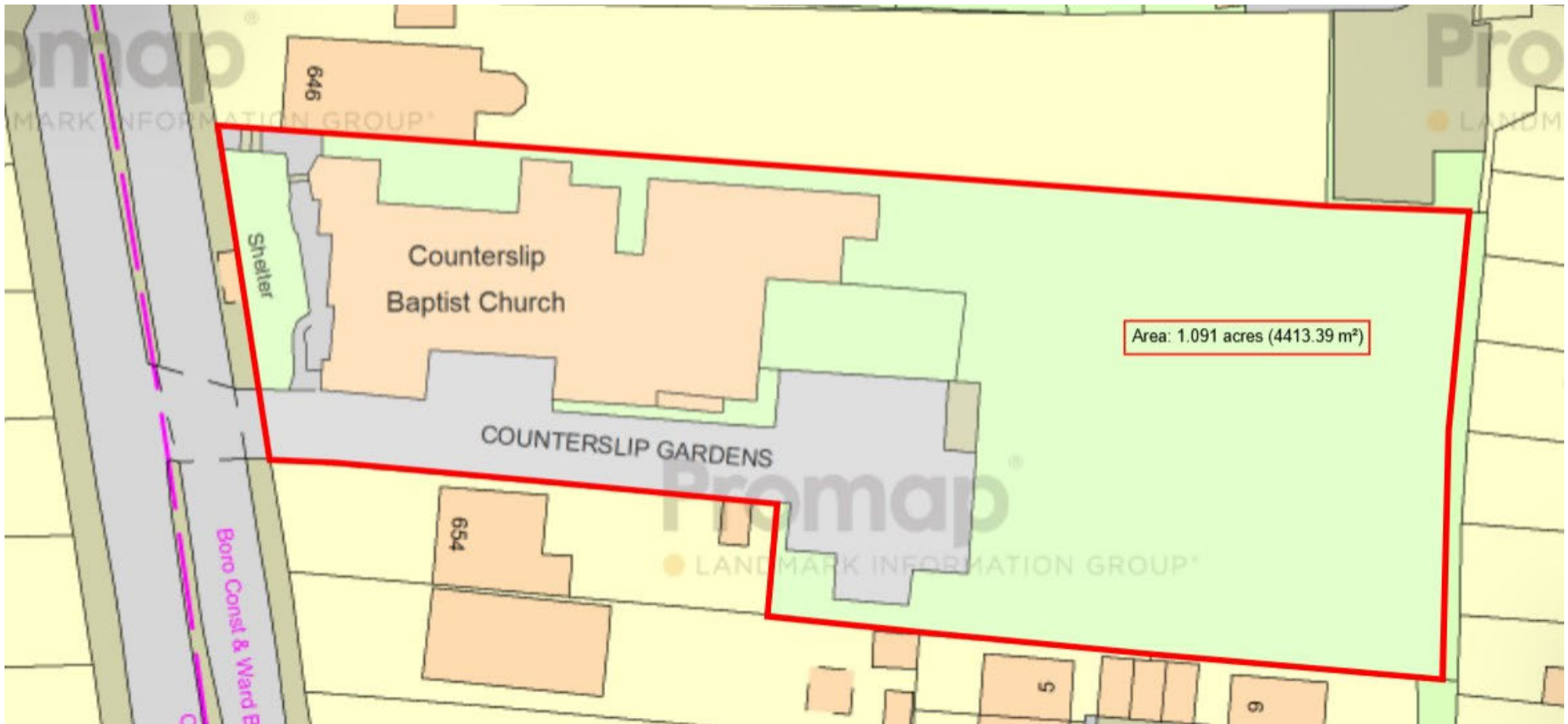
First Floor

PerryBishop

PROPERTY MADE PERSONAL

Total Area: 840.0 m² ... 9042 ft²

All measurements are approximate and for display purposes only



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.

