

Closed Church of St Aldate Finlay Road, Gloucester, GL4 6TN



Distinguished Grade II* Listed church building, constructed in the 1960s • Approx 4,710 sq.ft across two floors of internal accommodation • Worship space and multiple meeting rooms and ancillary areas • Ample parking space and green area • Open Viewings: Weds 15th Oct 2025 - 12pm to 1pm and Weds 22nd Oct 2025 - 12pm to 1pm • Informal Tender Sale - offers due by 12 noon on 5th Nov 2025

Guide Price
£375,000

Closed Church of St Aldate

Finlay Road, Gloucester, GL4 6TN

The closed church of St. Aldate is a Christian Place of Worship. It is architecturally striking and a historically significant Grade II* building, occupying a prominent position on Finlay Road in Gloucester. Extending to approximately 4,710 sq.ft (437 sq.m) across two floors, it presents an opportunity for continued use as a Christian place of worship.

The church is recognised for its bold hyperbolic paraboloid copper roof, which sweeps dramatically upwards towards the east end, supported by paired raking struts of exposed concrete. A skeletal concrete spire rises needle-like from the low west narthex, creating a dramatic entrance.

The accommodation is arranged as follows:

Ground Floor – c. 4,138 sq.ft (384 sq.m)

A magnificent main worship hall (21.1m x 15.9m) of soaring height and scale, flanked by two generous reception halls. Ancillary accommodation includes vestries, offices, a servery/kitchen, and cloakroom facilities.

First Floor – c. 572 sq.ft (53 sq.m)

A mezzanine room, suitable for meetings or storage, overlooking the main hall.

Outside enjoys a landscaped green space and a small garden of remembrance.

The property benefits from a generously sized car park, offering ample parking spaces. The layout allows for easy vehicle access and manoeuvrability, with sufficient capacity to accommodate everyday use.

Location

The St Aldate Church is located close to Gloucester's city centre and the beautiful Robinswood Hill Country Park, offering stunning views across the Severn Vale, Cotswolds and over to the Forest of Dean as well as plenty of wildlife, wildflower meadows and a woodland.

Gloucester's city is set on the River Severn with the UK's most inland port; it blends rich industrial heritage with vibrant culture. Historic docks, lively festivals, great food, shopping, rugby, and exciting new developments like the Food Dock make it a city full of energy and charm.

Directions

What Three Words: backed.engage.surely

Viewings

Open viewings by appointment only on the following days:

1. Wednesday 15th October 2025 - 12:00 pm to 1:00 pm

2. Wednesday 22nd October 2025 - 12:00 pm to 1:00 pm

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

Please note that we are unable to arrange individual viewings. If you require the services of architects, surveyors, or builders, please ensure they accompany you during the scheduled viewing before submitting your offer.

Services & Tenure

Fully connected to mains drainage, gas, and electricity.

Freehold title with vacant possession

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 5th November 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 INFORMATION

An information pack is available upon request via the Agent or can be downloaded from the website. This contains the following information:

1. Structural Report
2. Covenants to be included in the Disposal
3. Church Buildings Report
4. Guidance for Purchasers and Lessees
5. Simplified Covenants
6. Offer Form

LEGAL AND GENERAL NOTE:

(1) All offers received will be referred to the Diocesan Mission and Pastoral Committee (DMPC). While the DMPC does not have a power of disposal, it will make a recommendation to the Church Commissioners who have power under the Mission and Pastoral Measure 2011 to prepare and issue a draft pastoral (church buildings disposal) scheme authorising the new use and disposal of the property.

(2) In the event of that scheme becoming effective the Commissioners will be empowered to sell the property for the authorised use when the remaining statutory requirements are completed. The scheme will also free the property from the legal effects of consecration.

(3) Until the scheme has been completed the Commissioners will not be in a position to proceed to contract.

CONDITIONS: Prospective purchasers are invited to submit offers, subject to the following rules and stipulations:-

(1) Offers must confirm that the proposed use is as a Christian place of worship, and a sketch plan should be provided where this would involve changes to the internal arrangement of the primary worship space.

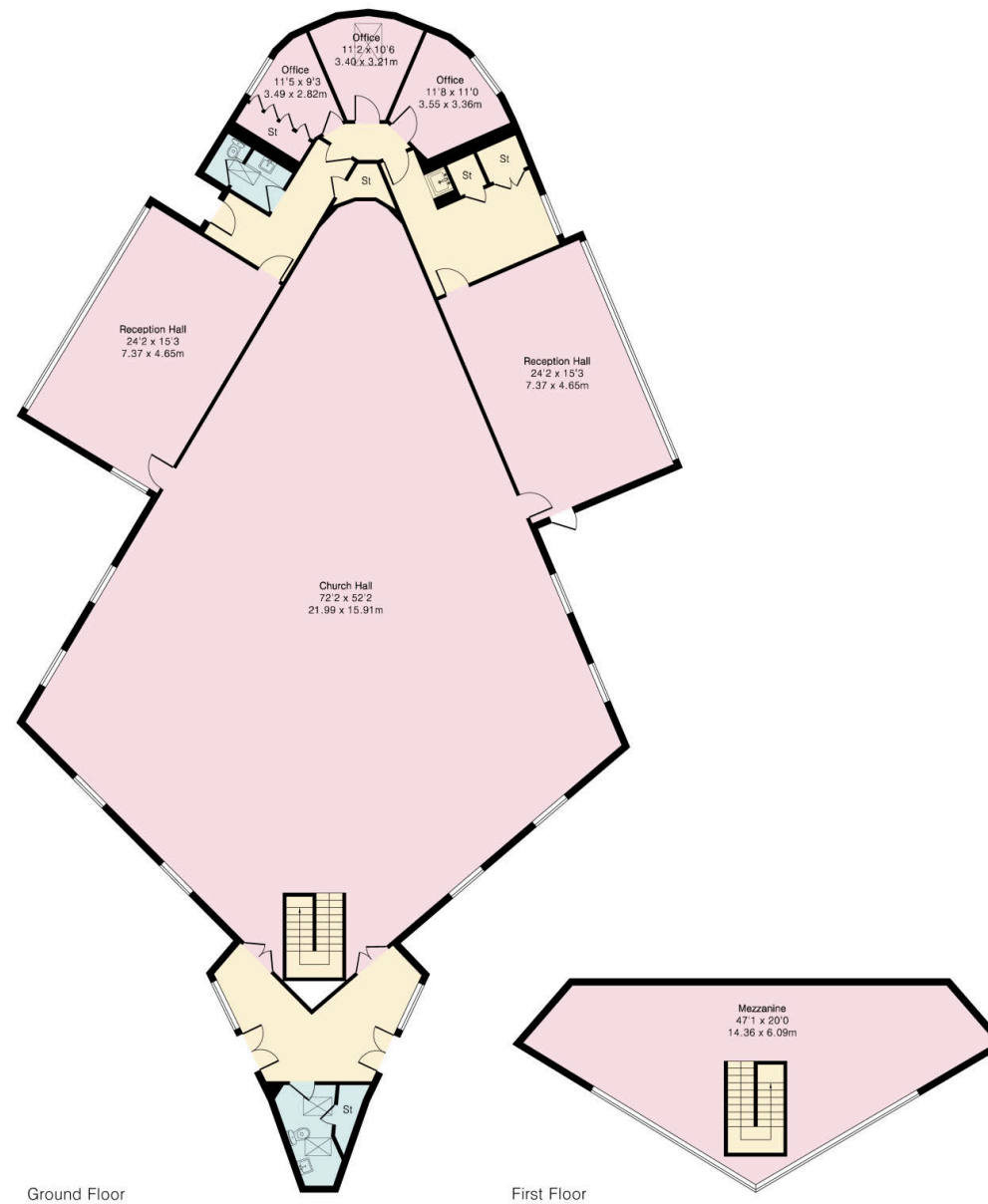
(2) The Vendors do not bind themselves to accept the highest or any offer.

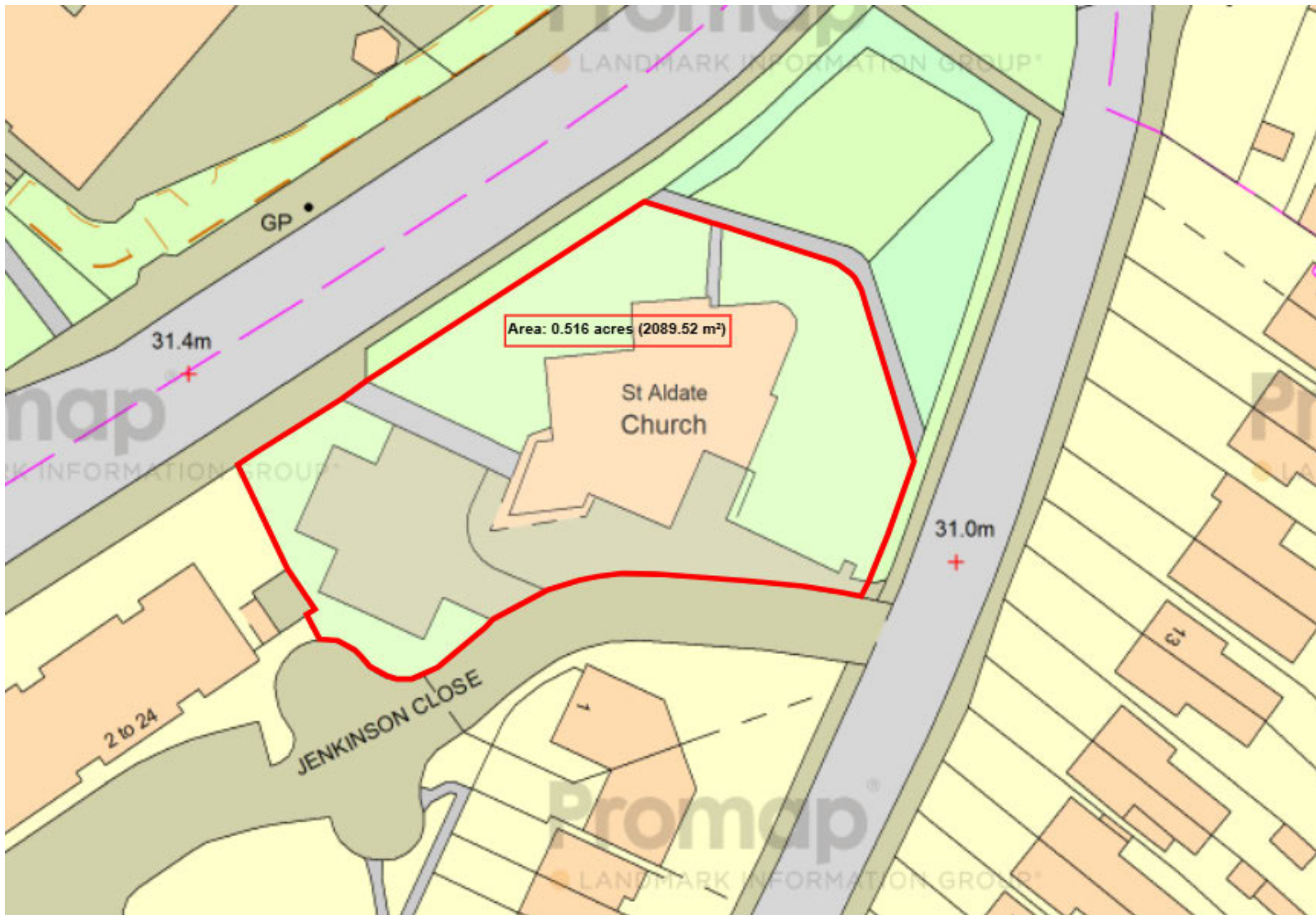
(3) The offer must state clearly the price which the applicant is prepared to offer for the property, and must be unconditional save for the condition that planning permission and listed building consent be granted. Conditional acceptance of an offer will be subject to: (a) Completion by the Church Commissioners of a pastoral (church buildings disposal) scheme authorising the new use and disposal of the property. (b) Approval by the Church Commissioners of detailed plans and specifications of any proposed architectural or structural alterations following consultation with their expert advisers. (c) Compliance with the statutory requirements where human remains are present and the disposal of any tombstones, monument and memorials.

COVENANTS: Covenants will be included when disposing of the property. These are designed primarily to: ensure the property is used for authorised purposes only. prevent unauthorised alterations or demolition. protect against disturbance of any human remains, tombstones, monuments or memorials A set of standard covenants is enclosed/available from the Agent. These may in some cases be adapted to take into account particular circumstances.









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

