

# PerryBishop

PROPERTY MADE PERSONAL



**Closed Church of St Mark's, Vizard Close** Woodmancote, Dursley, Gloucestershire, GL11 4BB

**Guide Price £175,000**

# Closed Church of St Mark's, Vizard Close

Woodmancote, Dursley, Gloucestershire, GL11 4BB

- Grade II listed
- Former church with rich local heritage
- Approx. 3,050 sq. ft total internal area
- Large open-plan nave with excellent ceiling height
- Additional rooms and mezzanine level
- Quiet residential area at the edge of Dursley
- Opportunity for continued community use, or for sympathetic adaptation and redevelopment (STP)
- **PLEASE NOTE St Mark's is being marketed for religious and community use.**

## About the property

A rare opportunity to acquire the historic St Mark's Church, a charming and characterful former place of worship dating back to the mid-19th century, set within the distinct community of Woodmancote.

Consecrated on 16th April 1844 and opened for worship shortly thereafter in 1847, St Mark's was established to serve those within the parish who could not afford pews at the main parish church. Its creation reflects a rich social history, having been built during a period of economic hardship following the decline of the local woollen trade.

The property extends to approximately 3,050 sq ft (283 sq m) of internal space. The ground floor, measuring approximately 2,790 sq ft (259 sq m), comprises a substantial open nave (approx. 69'3" x 37'9") offering impressive volume and flexibility. Ancillary areas include vestry/storage rooms, WCs, and additional supporting accommodation.

A mezzanine level of approximately 260 sq ft (24 sq m) provides further usable space, accessed via an internal staircase.

Over the years, the building has been sensitively maintained, with significant improvements carried out during the 1980s, including roof repairs, window restoration, and internal redecoration.

Following a decline in attendance, the church held its final Thanksgiving Service on 16th March 2023, led by the Bishop of Gloucester, and is now formally closed.

## Special Conditions/Services

Please refer to the OS plan within these particulars. The property edged in red is freehold tenure. The burial ground (edged in blue) is retained by the parish and maintained by the Local Authority. The vendors reserve the right to remove all fixtures and fittings at the property or to leave them in situ.

## Viewings

Open viewing days, by appointment only, on  
Thursday 11th June 12pm - 1.30pm  
Tuesday 30th June 11am - 12.30pm

Please email or 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.

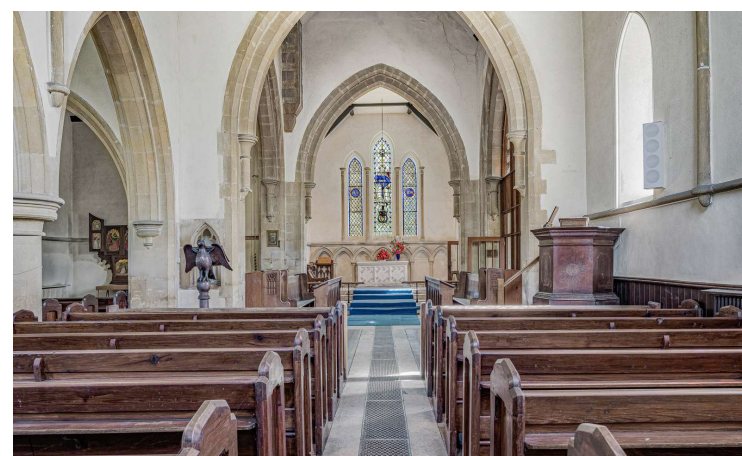
**What Three Words:** recorder.subway.reverted

## 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 8th July 2026.

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.



### 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. Condition Report 2023
2. Covenants to be included in the Disposal
3. Guidance for Purchasers and Lessees
4. 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:-

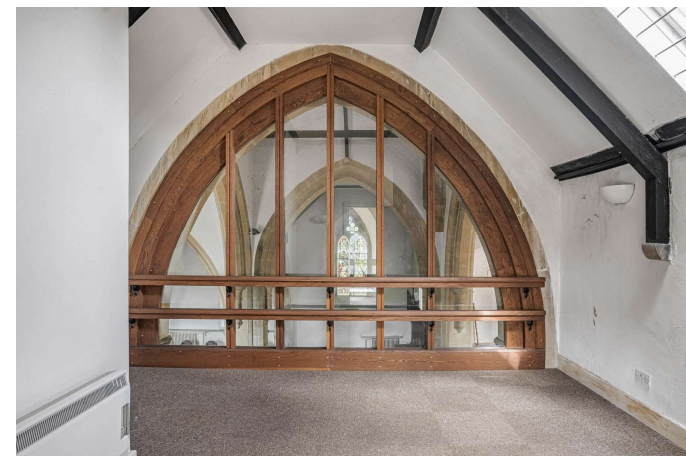
(1) The Church will accept offers for Christian worship or community use. Offers must confirm that **the proposed use is as a Christian place of worship**, and a sketch plan should be provided where this would involve changes to the internal arrangement of the primary worship space.

(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.

#### Services & Tenure

Fully connected to mains water, drainage and electricity  
Freehold title with vacant possession.







**Approximate Gross Internal Area 3050 sq ft - 283 sq m**

Ground Floor Area 2790 sq ft – 259 sq m

Mezzanine Area 260 sq ft – 24 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







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**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.

