

PERRY BISHOP

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Former Baptist Church & School Room

Westbury Leigh, Westbury BA13 3SU

Guide Price £135,000

An impressive Grade II listed former Baptist Church and attached school room of approximately 3,000 sq ft, set in approximately 0.30 acres. Considered to be suitable for continued community use or conversion to commercial use (subject to consent).

Offers to be received in writing by 12.00 noon on

Joint Sole Agents: Adrian Male Associates. Tel. 01460 281881

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VIEWINGS

Parties wishing to see the general location of the site may do so during normal daylight hours. We are arranging open view times for internal inspections as follows:

- 1.
- 2.
- 3.
- 4.

DIRECTIONS

From Westbury town centre take the A350 to the south signed to Warminster. About 1 mile from the centre bear right into Laverton Road immediately after the army facility. Bear left at road junctions into Westbury Leigh and the property will be found on the left after about half a mile identified by the agent's sale board.

LOCATION

The Wiltshire town of Westbury is probably best known for the Westbury White Horse. It is also situated just 18 miles south east of the City of Bath and 5 miles south of Trowbridge. Everyday retail, leisure and educational facilities can be found within the town of Westbury. This building is about 1.5 miles from the centre of Westbury in an established residential area.

THE PROPERTY

The extent of the property can be found edged in red, for identification purposes, within these sales particulars. The overall site area amounts to approximately 0.30 acres (0.12 hectares).

The former Baptist Church dating from 1796, constructed with solid brickwork elevations with free stone and brick dressings to door and window openings, under a pitched and clad with slate roof. A stone portico is formed to the church frontage. It is listed and within a Conservation Area.

ACCOMMODATION

Ground Floor

Vestibule providing access to the Church with horseshoe gallery and fitted with 19th Century boxed pews throughout.
13.8 m x 12.2 m (45' 3" x 40') = 168 sq m (1808 sq ft)

The school room is attached to the rear which provides the following accommodation:

Office/vestry
2.7 m x 2.7 m (8' 10" x 8' 10") = 7 sq m (75 sq ft)

Kitchen/restroom
6.65 m x 3.85 m (21' 9" x 12' 7") = 26 sq m (280 sq ft)

Cloakrooms

First Floor

Hall
9.25 m x 7.4 m (30' 4" x 24' 3") = 68 sq m (732 sq ft)

Kitchen
3.7 m x 3.4 m (12' 1" x 11' 1") = 13 sq m (140 sq ft)

Cloakrooms

Outside

Sloping lawned areas to the front, side and rear with several gravestones.

TENURE

We are informed that the vendors enjoy freehold title and vacant possession will be granted upon completion of sale.

SERVICES

We understand that all mains services are connected to the property. Interested parties should address any other enquiries to the relevant service companies.

Notes

1. The Baptist Church reserves the right to remove all internal fixtures and fittings from the premises.
2. A right of way will also be reserved for access to the retained burial ground to the rear of the church.

TOWN AND COUNTRY PLANNING

This property is in D1 use as a place of worship, which would also permit other 'community' uses including clinics, surgeries, crèches, day nurseries and consulting rooms, as well as museums, libraries, galleries and exhibition halls. Alternatively the property would suit a variety of commercial or residential uses though any of these would require planning permission.

Interested parties should address any specific enquiries to the local planning authority.

LOCAL AUTHORITY

Wiltshire County Council (West)

Tel: 01225 770344

Website: www.wiltshire.gov.uk

OFFERS

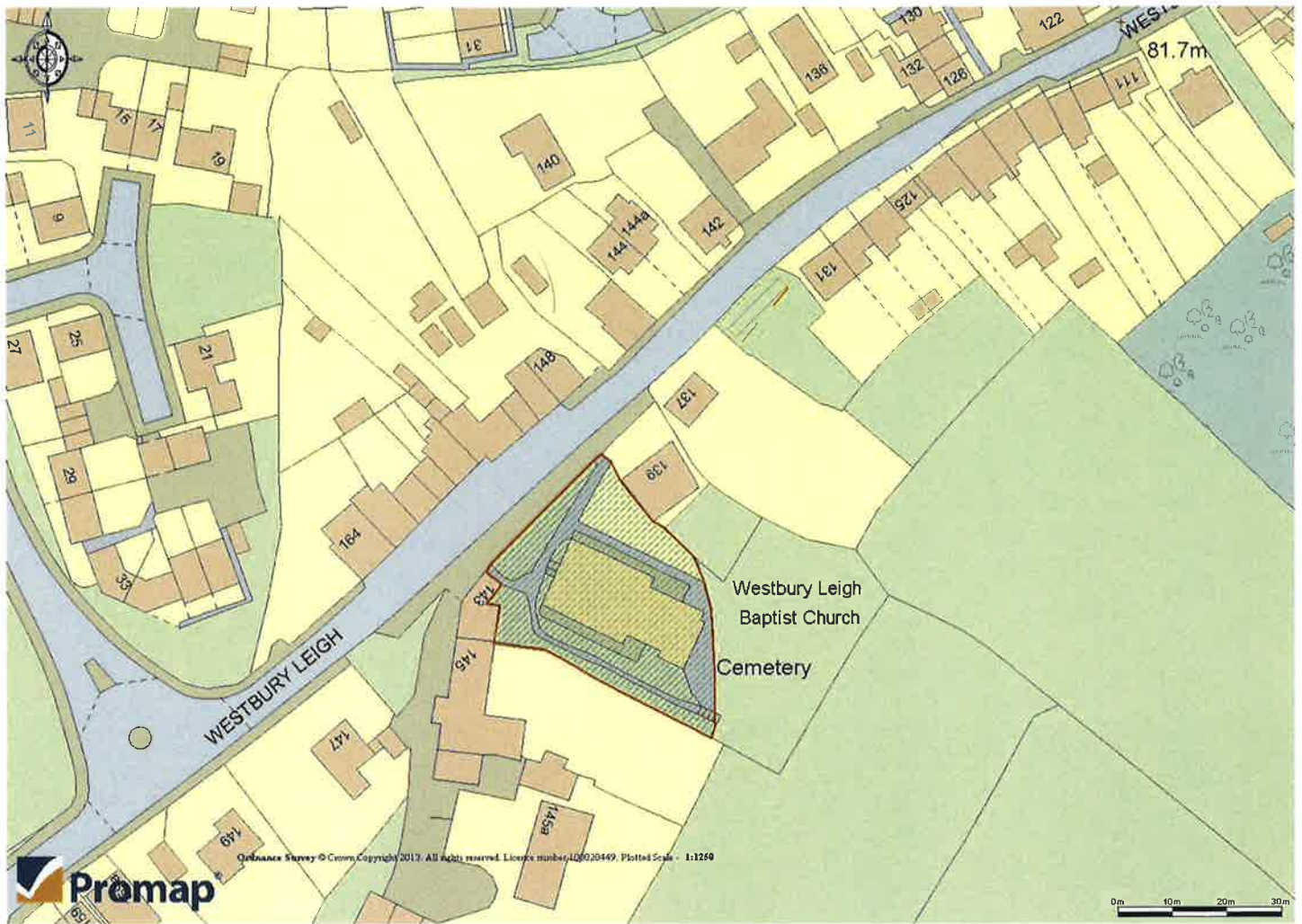
Offers are to be received in writing by 12.00 noon on at the office of Perry Bishop and Chambers at 2 Silver Street, Cirencester GL7 2BL.

The envelope being clearly marked 'Westbury Leigh Baptist Church Offer' including the name of the party making the offer, for the attention of: Mr Peter Chambers. Alternatively your offer can be sent by email to: peterchambers@perrybishop.co.uk or by fax: 01285 644683

The following information should be included within the offer:

- a. The name and address of the party making the offer
- b. The name and address of the solicitor acting
- c. The amount of offer in finite numerical terms
- d. Any conditions to which the offer is subject
- e. Confirmation of the availability and source of finance
- f. Confirmation that contracts can be exchanged within four weeks of receipt of paperwork with completion two weeks later
- g. It would be most helpful if you could include within your proposals an indication as to your future intentions for the building.

Note: The vendors are not bound to accept the highest offer or any offer. All parties will be notified as soon as possible after the closing date.



Joint Sole Agents: Adrian Male Associates

**Adrian Male
Associates**

Chartered Surveyors

Tel: 01460 281881



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. Room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. Measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

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