

Cirencester Baptist Church &
33/37 Coxwell Street, GL7 2BQ



Listed former church building | Pretty cottages and offices | Conversion for housing
Central location in popular residential street | For sale as a whole or in parts |

Guide Price £940,000

Cirencester Baptist Church & 33/37 Coxwell Street, GL7 2BQ



Consent to convert the church to five residential units

Following the opening of the new Cirencester Baptist Church and Meeting Rooms, the opportunity arises to acquire the original church building and adjacent cottages in the historic town centre of Cirencester.

The entrance and hallway were rebuilt in 1997. The main church was re-roofed in 2002.

The Baptist Church in Cirencester is a very attractive property located in the centre of the town, situated in one of the town's most favoured streets.

The church has accommodation on two floors including the Church itself, as well as sizeable meeting rooms, smaller offices and ancillary accommodation.

The property is set back from Coxwell Street, from which there is vehicular access to parking areas to the front and

side. This off street parking given the location will certainly assist in the future development of the property.

The full extent of the property is shown edged in red for identification purposes on the OS plan within these sales particulars and in summary consists of the Listed church building set back from Coxwell Street with on-site car parking to the side, as well as two very attractive self-contained cottages, which have shared access from Coxwell Street requiring some upgrading.

To the rear of the cottages and to the side of the church is a private courtyard/potential garden from which two further offices are access.

There are also the two adjacent cottages and offices accessed independently from either Coxwell Street or beside the church entrance.



Directions

From our office in Cirencester, turn right along Castle Street bear right back upon yourself into Park Lane, follow this road around to the left hand side into Park Street, and take a turning on the right hand side into Coxwell Street.

Viewings

We are arranging an open view time on Saturday 25th February 2017 from 10:30 am to 12:00 noon and parties interested in viewing should contact the office to confirm.

Further open view times will be arranged during the following week and details will be posted upon our website.

Location

Ideally located with the M4 and M5 easily accessible and the mainline train station at Kemble is also within easy reach, the town of Cirencester dates back to Roman times when it was known as Corinium. Today, it is often referred to as the 'Capital of the Cotswolds' and is located on the edge of the Cotswold Water Park.

The town owes a great deal of its stunning architecture to the wealthy wool traders whose buildings span the Middle Ages to the 18th century.

Cirencester benefits from the convenience of the mainstream high street stores combined with numerous independent specialist retailers. There are also a number of delightful bistros, cafes, wine bars and pubs to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus, whilst good independent schools are also within easy reach.

Cirencester has a leisure centre including a swimming pool and other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

Services & Tenure

We understand that all mains services are connected to the buildings, but interested parties should address any specific enquiries to the relevant service companies.

Vacant possession will be granted upon completion of a sale at a date to be agreed.

Local Authorities

Cotswold District Council
01285 623000
www.cotswold.gov.uk

Gloucestershire County Council
Tel. No. 01452 425000
www.gloucestershire.gov.uk

Town & Country Planning

The present use of the church is within D1 of the Use Classes Order, as a place of worship and this also permits other community uses including clinics, surgeries, crèches, day nurseries and consulting rooms.

Planning consent was granted by Cotswold District Council to a previous buyer for the conversion of the church to five residential units under Application No. 16/00224/FUL dated the 18th May 2016. Whilst details can be passed onto interested parties, it should be noted that the vendors do not own the copyright.

The cottages are in residential use and the existing ground and first floor offices could be incorporated into No. 33 subject to planning consent being granted.

Planning consent was granted under application No. 16/01610/LBC in July 2016 for the re-design of the cottages.

Important Notes

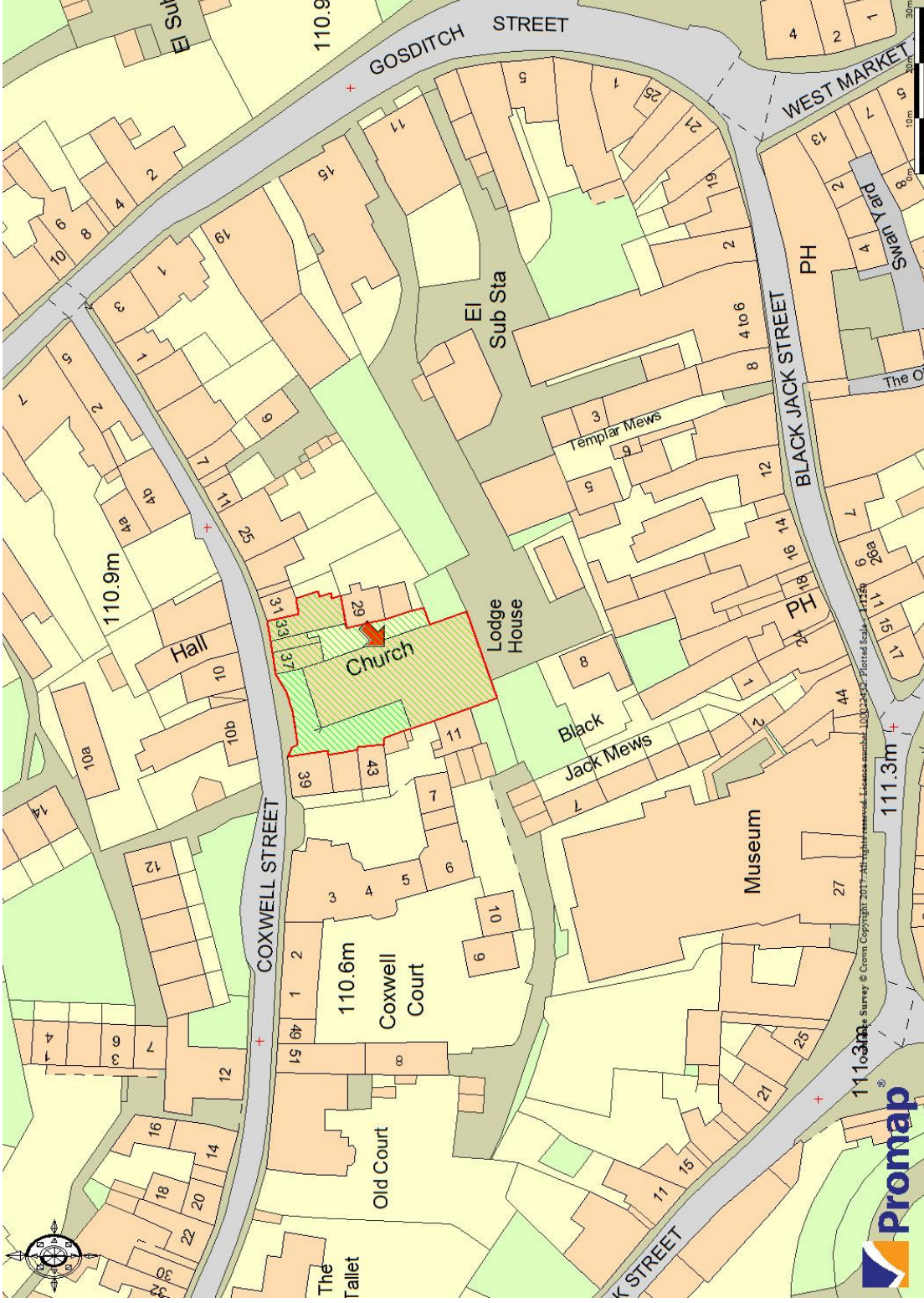
Method of Sale

The property is offered as a whole or in parts for sale by private treaty. Offers in the region of £940,000 are sought for the entire property.

Information Pack

An information pack can be emailed upon request that includes the consent notice and detailed plans that have been approved for the conversion of the church into residential accommodation.

PAFC/KB/1608/210217



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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.