

United Church Premises & Site

Church Street, Trowbridge



Important Listed Building | Central position in county town | For sale by informal tender
Church, halls, offices and cottages | Available as a whole or in parts |

Guide Price £1,250,000

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Suitable for continued community use or residential or commercial conversion (subject to consent)

This is an important listed property, occupying a very prominent position, close to the centre of Wiltshire's county town of Trowbridge.

The buildings which date from the late 19th Century with later additions are traditional in style and enjoy a site with two vehicular access points from Church Street enjoying a central position on a site of approximately 1.1 acres.

The Church itself has of course been used as a place of worship until recently together with other community halls and similar uses. A number of the buildings have already been used as offices and there are in addition, 3 residential properties and offices on the Church Street frontage itself.

The property is offered for sale as a whole or alternatively proposals maybe made for its 3 component parts, each of which is described in greater detail within the info packs.

Components summarised as follows:

A) The Church – A large and most attractive Listed property edged in red on the OS plan within the sales particulars together with meeting room and first floor assembly room.

B) The East Range of Buildings including the Hayden Hall, meeting rooms, kitchen, former refectory and a range of community rooms, including the Manvers Hall with ancillary accommodation and a range of former workshops and stores, edged in blue on the OS plan.

C) The cottages, these are shown edged in green upon the OS plan within the sales particulars and comprise number's 2 and 3 Tabernacle Cottages and number 24 and 24a Church Street, the latter of which is occupied currently as offices.



Directions

Upon approaching the town from the A361, continue on this road, following signs to the town centre. Upon entering the roundabout, having passed the fire and ambulance stations on your left, take the 4th turn into The Halve and then bear left into Union Street and right at the traffic lights into Timbral Street. Taking the first left into Cross Street, leading to Charlotte Street at the end of which turn left into British Row and keep bearing left at its end into Conigre and the property will be found upon the left hand side identified by the agent's board.

Viewings

The general location of this substantial property can be viewed at any time, but open view times are being arranged for internal inspections as follows:

1. Thursday 18th May 2017 - 11:00 am to 1:00 pm
2. Wednesday 24th May 2017 - 2:00 pm to 4:00 pm
3. Wednesday 7th June 2017 - 2:30 pm to 4:00 pm

Location

Trowbridge is the county town of Wiltshire and has an excellent range of retail, commercial, leisure and educational facilities. This property is of course situated at its heart. The town also has a mainline railway station, with direct links to Bath and Bristol and onto London Paddington.

It is located just 3 miles off the A350, leading to Chippenham and the M4 motorway to the north and Warminster to the south.

The town is rapidly expanding and is becoming a very popular residential location as well as a busy commercial centre, buildings of this size and quality rarely come to the market.

Services & Tenure

We understand the vendor enjoys freehold title and vacant possession will be granted upon completion of a sale of all of the buildings. The occupants of No. 24a can be served 3 months notice at any time.

All mains services are connected to the existing properties and interested parties should address any specific enquiries to the relevant service companies.

Local Authorities

Wiltshire County Council
Tel. No. 01249 707900
www.wiltshire.gov.uk

Town & Country Planning

The property falls within the jurisdiction of Wiltshire County Council with whom some preliminary discussions have taken place, particularly with regard to the east wing of properties.

The main buildings currently fall within use D1 of the use classes order as a place of worship, which also permits other community uses including clinics, surgeries, crèches, day nurseries, consulting rooms and museums.

The informal discussions with WCC indicate that the East Wing properties would be suitable for conversion for multiple residential occupancy subject to detailing and planning permission being granted.

It is considered that the former united church itself could be suitable for a variety of commercial uses, again, subject to the planning permission being granted, although no discussions in its respect have been held within the planning authorities.

Three of the cottages are already in residential use and currently occupied by tenants under the terms of assured short hold tenancies with number 24a being in office use, though previously this was a residential property.

Interested parties should address specific enquiries to the planning authority.

Method of Sale

The property is offered for sale by informal tender with offers to be made in writing by 12 noon on Monday 19th June 2017 at the offices of Perry Bishop & Chambers, 2 Silver Street, Cirencester, GL7 2BL

Offers will be considered for the property as a whole or within the 3 parts as described.

The Church, The East Range and The Cottages.

Information Pack

An information pack can be emailed upon request. That will include the following:

- A) Floorplans of the Church and east range of buildings.
- B) Summary sheets of the three component parts.
- C) Asbestos survey.

This maybe requested by contacting the agents land department on 01285 646770 or by email at landandnewhomes@perrybishop.co.uk

PAFC/LK/1948/270417

JOINT AGENTS CHRISTOPHERS



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 646770
E: landandnewhomes@perrybishop.co.uk

perrybishop.co.uk

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 your self on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property.