

# RARE FREEHOLD FOR SALE— A UNIQUE OPPORTUNITY

Holy Cross Church & Presbytery, Dean Lane, Bristol, BS3 1DB



- Freehold for sale with vacant possession
- Total site area of approximately 0.5 acres
- The property comprises:-
  - Holy Cross Church (c. 5,700 sq ft Gross Internal Area)
  - Presbytery (c. 2,153 sq ft potential to provide a 5 bed detached house)
- Excellent and popular location within Southville, Bristol
- May suit various uses (subject to planning)
- Guide price upon application with offers sought on an unconditional basis



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## LOCATION

The property occupies a prominent position being located on Dean Lane within Southville, Bristol. Dean Lane is situated within the popular Bristol inner city ward of Southville less than one mile south of Bristol city centre. The immediate vicinity generally accommodates residential property. The popular retailing area of North Street and the popular mixed use development of *Wapping Wharf* on Bristol's harbourside are both only a short walk from the property.

Access to the road network is via the A370. Bedminster train station and Bristol Temple Meads train station are both within walking distance.

## PROPERTY

The property comprises the main Holy Cross Church which we understand has an approximate gross internal area of 5,700 sq ft (530 sq m). We understand that completion of the building of the church was in approximately 1926 / 1927 and has since been sensitively extended.

Adjacent to the church and interlinking is the presbytery comprising a purpose built dwelling which we understand dates from the 1960's. The presbytery has an approximate Gross Internal Area of 2,153 sq ft (200 sq m) <to exclude the link area between the church and the presbytery>.

The total site extends to approximately 0.5 acres.

The property is to be sold as a whole, however, consideration may be given to selling the church separate to that of the presbytery.

## TENURE

The freehold interest is to be offered for sale with vacant possession.

## PRICE

The freehold is offered for sale with a guide price upon application and offers are invited on an unconditional basis.

## PLANNING

We understand that the existing planning use is for church use and regarded as a community use. We further understand that the presbytery benefits from the existing use as a residential dwelling.

The property is situated within the Bedminster Conservation Area and the building is locally Listed.

The property sits within flood Zone 2 (Medium Risk).

The above information is for guidance only and interested parties are advised to make their own enquiries in relation to planning matters.





## ADDITIONAL MATTERS

- The sale will be subject to an overage provision if an alternative planning consent is obtained on the site. The overage clause is to be negotiated and agreed.
- The sale will be subject to a restriction to ensure that there are no new openings or windows created that would overlook the adjacent Holy Cross Catholic Primary School.
- Certain windows (such as the ecclesiastical windows) are to be removed prior to a sale.
- Prior to the sale the vendor will remove the following from the property; stone altars, tabernacle, statues, the baldacchino, hanging cross, the organ and benches.
- The vendor will need to understand the purchaser's intended timescales for redevelopment (if applicable)

## VAT

We understand the property is not VAT elected and that VAT will not be chargeable on the sale price.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## EPC

EPCs will be made available upon request.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

**Burston Cook**

**FAO:** Tom Coyte MRICS & Julian Cook FRICS

**Tel:** 0117 934 9977

**Email:** tom@burstoncook.co.uk / julian@burstoncook.co.uk

## SUBJECT TO CONTRACT

April 2023

## CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

## ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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