



Eastbourne Avenue, Bath

*Fidelis*  
Independent Estate Agent



# Claremont Methodist Church

Eastbourne Avenue, Bath, BA1 6EN

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FOR SALE BY INFORMAL TENDER

Exciting and Incredibly Rare Opportunity to Acquire a Former 19th Century Victorian Gothic Revival Style Place of Worship.

Offering in excess of 3,000 Sq Ft.  
Subject to planning/change of use permission.  
This property is NOT Listed.



## **Background Information**

Offered for sale on behalf of the Methodist Church.

Applying for change of use and planning permissions will be the responsibility of the new owner post purchase.

The property is NOT listed.

Please read the detail provided regarding the process of an informal tender.

## **The Property**

This is an exciting opportunity to develop this largely open plan and attractive former Methodist church dating from 1881.

The accommodation would suit a conversion into one large property or two smaller units with the potential for a mezzanine level subject to planning consent.

Internally the accommodation consists of ample split level accommodation in excess of 3,000 sqft with a lovely stained glass window as a prominent feature. To the rear is a former school room, kitchen and meeting room.

Additionally, there is access to a small rear garden that could potentially create a private garden area and/or off street parking (subject to planning).

## **The Situation**

Eastbourne Avenue is located on the fringes of Larkhall village in Bath, much-loved for its independent spirit. There is an excellent bookshop, deli, butcher, and organic farm shop all within easy walking distance of the building. The city harbours a strong community of independent retailers, coffee shops and eateries with Colonna and Smalls, Corkage, LandRace Bakery and the weekly Farmer's Market often cited as local favourites.

## **The Informal Tender Process**

The property is offered to the open market for a set period of time, in this case 5 weeks. Specific timed appointments are advertised enabling potential buyers to view the property. There is a tender form available online via the listing on Rightmove, Zoopla, OnTheMarket and PrimeLocation which you can download, complete and submit.

You are invited to put forward your best and final offer on the tender form. You can submit your tender at any time but no later than the closing date which is clearly advertised as 12pm on Monday 24<sup>th</sup> May. Your tender must be accompanied with clear evidence of your proof of funding and your identification.

All tenders are opened at the same time. The vendor is not committed to accepting the highest offer. The offer is not binding and on acceptance of any offer the transaction proceeds subject to contract in the normal conveyancing manner.

Approximate Gross Internal Area = 286.1 sq m / 3079 sq ft

room



### **Entrance Vestibule**

Two wooden arched doors, two stained glass side window, mosaic tiled floor.

**Front Lobby:** Part panelled walls, windows.

### **Main Church Room**

Large room with vaulted ceiling, six full length windows, large circular stained glass window set in stone mullions, galleried storage area, built-in cupboards.

### **Meeting Room**

Located on the first floor approached from stairs in the rear hall, four triple aspect windows affording stunning city vistas to the rear, wooden floor and a second staircase to lower hall.

### **Kitchen**

A range of wall and base units with laminate work tops, one and a half bowl stainless steel sink with mixer tap, larder cupboard.

### **Lower Hall**

Door to outside, large storage cupboard.

### **Rear Kitchen**

A range of base units with cupboards under, single drainer stainless steel sink unit, dual aspect windows.

### **Rear Room**

Window to side.

### **Reception Room One**

Sash Window, part paneled walls.

### **Reception Room Two**

Dual aspect sash windows, part paneled walls.

### **Undercroft Storage**

Good size space with light.

### **Cloakroom One, Two & Three**

Low level WC, wall mounted wash hand basin, window.

### **Outside**

To the front is a small walled garden with gravel side garden to the left and a path leading around to the right giving access to the garden at the rear. The rear garden is walled to the boundaries with lawn, raised flower bed.

### **Leasehold Details**

The property is held on a 1000 year lease with 860 years remaining.

The Freeholder is OSRIC Finance Ltd.

We understand they are prepared to sell the freehold. The indicative price is approximately £300-400 plus legal fees for both sides and land registry fees + VAT. Vendor or Fidelis Estate Agents can not guarantee the sale of the freehold or the indicative price.











## Miscellaneous items

EPC: A place of worship is EPC exempt  
Council Tax: Not applicable  
Utilities: All main services  
Authority: Bath & NE Somerset  
Tenure: Leasehold  
Lease: 860 years  
G/Rent: £5 per annum  
S/Charge: Not applicable

## Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.fidelisinbath.co.uk](http://www.fidelisinbath.co.uk)

## Directions

From the city centre ascend Lansdown Road and take the third turning right onto Camden Crescent that becomes Camden Road and proceed for about a mile. The property will be found on the right as the road becomes Eastbourne Avenue.

## Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Fidelis Estate Agents would be pleased to provide free no obligation sales and lettings advice.

## Mortgage Services and Independent Financial Advice

Fidelis has a longstanding relationship with a local firm of independent financial advisors with over thirty years of experience who are members of the largest mortgage network in the UK. They offer:

- Free initial consultation with no obligation
- Exclusive mortgage deals
- Access to 50+ mortgage lenders
- Telephone call access and face to face meetings at a time to suit your convenience

The service is friendly and straight forward. If you already have mortgage plans it may be a good idea to double check you are being offered the best deal. Please ask a member of our team for further information.

## Solicitor / Conveyancing Services

As members of the Guild of Property Professionals we have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

Disclaimer: Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Fidelis Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

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