



JAMES PYLE & CO.

Beechen Cliff Methodist Church, Shakespeare Avenue, Bear Flats, Bath, BA2 4RF

Substantial 20th Century church
7,373 sq.ft
Excellent opportunities for development,
investment or occupation
Desirable location
Chain free



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £750,000

Approximately 7,373 sq.ft

‘A rare opportunity to purchase a substantial building and current place of Worship, situated in the sought after Bear Flats region of this historic city’

The Property

An exceptional opportunity to acquire a substantial property dating from the early 20th Century situated south of Bath city centre with frontage on both Shakespeare Avenue and Bruton Avenue offering excellent opportunities for development, investment or occupation. This impressive building, constructed with coursed and squared Bathstone under pitched roofs clad with slate, offers extensive space reaching over 7,000 sq.ft.

The original church building, dating from 1907 and extended in 1912, features entrance vestibules, a central vestibule, a Dais, and an organ loft. It also includes a Vestry with a small store and a lounge area.

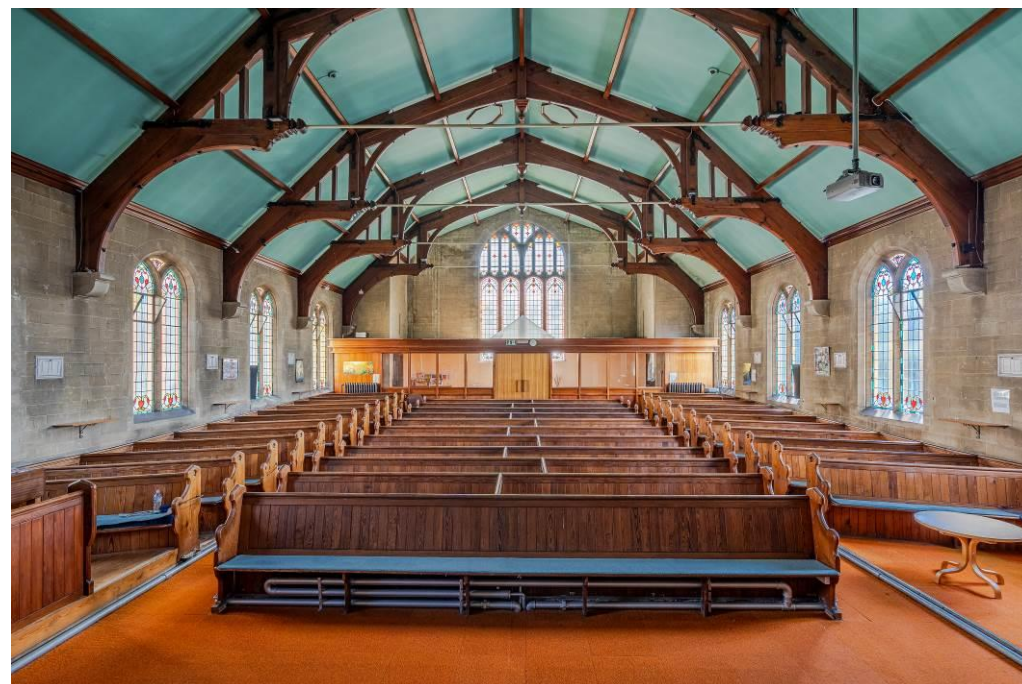
The schoolroom section provides an entrance lobby, disabled adapted cloakroom, separate male and female cloakrooms, a storeroom, youth room, and a crèche facility. A spacious

main hall with its own entrance lobby, three additional storerooms (formerly classrooms), and a fitted kitchen complete this space. The property also benefits from a basement housing a boiler room and workshop area.

Architectural details include buttressed walls and a striking tower at the south-west corner, surmounted by a timber-framed steeple clad with slate. Internally, the buildings feature fair-faced stonework, plastered and painted walls, and mainly solid floors, with some raked flooring within the church section.

Situation

The property is located in the sought after Bear Flats area to the south of the city which is a heritage city renowned for its rich history, Georgian architecture, culture, and vibrant community. The city has a wide array of facilities, cultural attractions, independent shops, diverse dining options, and green spaces. The area benefits from excellent



transport links with Bath Spa train station less than 1 mile from the property and road networks include the A36/46, the M4 and M5. Bear Flats is a friendly residential community, at the heart of which is a vibrant high street boasting a number of fantastic independent cafes, pubs and restaurants and is only a short distance to the City centre.

Additional Information

The property is Freehold with mains water, electricity, drainage and gas connected, and heating provided by a gas fired boiler and radiators. The property is not Listed but is located in a Conservation Area. The local authority is Bath and North East Somerset Council. We have been made aware that a Community Interest Group have submitted an ACV with a view to trying to secure the building and we therefore cannot accept any bid prior to 20th October. Thereafter all interest gained, will be discussed with the Trustees and there will be ample opportunity to view the building

prior to this date.

Directions

From Churchill Bridge Roundabout by Bath Spa station, follow the A367 (Wells Road) for about half a mile up the hgil to Bear Flats, bear right on the Wellsway and then turn left onto Shakespeare Avenue. The church is then located on the left hand side.

Postcode BA2 4RF

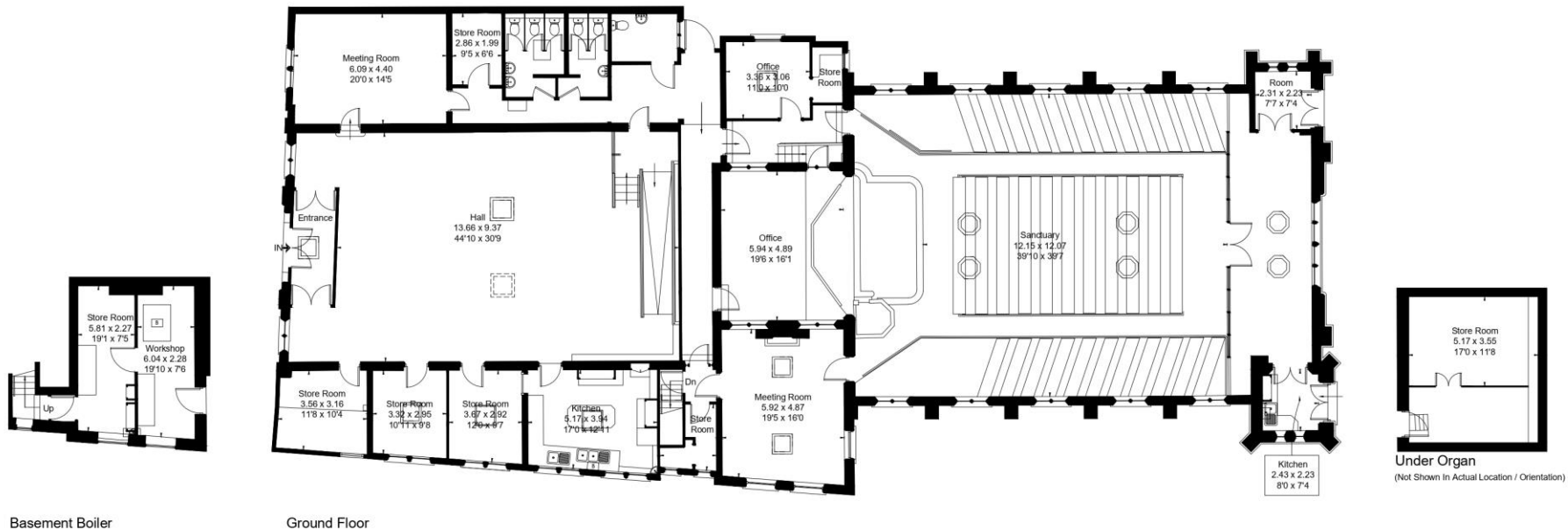
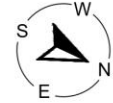
What3words: ///wages.cute.pines

Viewing

The building is fully occupied and in use by various local groups and therefore all viewings are strictly accompanied by a member of our team - please call James Pyle & Co 01666 840886 to arrange access.



Approximate Floor Area = 654.7 sq m / 7047 sq ft
 Outbuilding = 30.3 sq m / 326 sq ft
 Total = 685 sq m / 7373 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #110642

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577