



Somerton URC Church
West Street, Somerton, Somerset, TA11 7PS

Perry Bishop
and Chambers

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Somerton URC Church

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Guide Price: £150,000

Directions

A location plan has been included within these sales particulars for your convenience. The location of the town is indicated by the arrow. Upon entering the town from the B3153 from Langport follow this road through to the town centre joining the B3165 (West Street) and the property will be found upon the right-hand side identified by the Agent's board.

Viewings

The general location of the property may be viewed during normal daylight hours. If you wish to enter the property we are organising a number of open view times which are as follows:

- 1. Monday 6th June 2016 3:00 pm to 4:00 pm**
- 2. Saturday, 11th June 2016 10:00 am to 11:00 am**
- 3. Thursday, 16th June 2016 2:00 pm to 3:00 pm**

Location

The property is situated in the town of Somerton located in the county of Somerset and conveniently situated for other nearby centres including Langport 4 miles to the west, Street 5 miles to the north, Glastonbury 7 miles to the north and Yeovil 9 miles to the south.

The property occupies a prominent position very close to Somerton's town centre where a rich variety of retail and commercial facilities, as well as historic civic buildings are to be found.

The town also has an excellent primary school, public houses and restaurants and a number of community centres.

The Property

The building comprises a now redundant United Reformed Church dating from 1807, but which was enlarged and extended with school rooms in 1875.

The property is Grade II listed and lies within a Conservation area in the centre of the town.

The buildings are traditionally constructed with stone elevations under a pitched and hipped tile and slate roof.

The property fronts West Street leading to the town centre with a small forecourt and has rear frontage to Pestors Lane where it may be possible to create a parking space subject to permission.

Accommodation - As currently laid out the accommodation may be summarised as follows:

The Church
17.1m x 7.7m = 132 sq.m. (1415 sq.ft.)
Organ transept 2.7m x 5.4m = 15sq.m. (150 sq.ft.)
Entrance vestibule 7.7m x 2.5m = 19 sq.m (210 sq.ft.)

Ladies & Gents Cloak Rooms

The School Room
12.9m x 6.85m = 88 sq.m. (950 sq.ft.) with fixed staging and entrance lobby to one side.

Kitchen & Preparation Room
2m x 8m = 16 sq.m. (170 sq.ft.)
Vestry To Rear Lobby
2.3m x 3.6m = 8.3 sq.m. (90 sq.ft.)

Stairs From Church To First Floor Seating Gallery
7.7m x 2.7m = 21 sq.m. (225 sq.ft.)

Three Class Rooms
7.7m x 2.7m overall = 21 sq.m. (225 sq.ft.)

Meeting Room
5.9m x 2.1m = 12.4 sq.m. (130 sq.ft.)

First Floor Cloak Rooms

Overall floor area approximately 332 sq.m (3575 sq.ft)

Outside

Boiler room accessed from Pestors Lane.

Services

Interested parties should address any specific enquiries to the relevant service companies, but it is understood that mains water, electricity and gas are all connected to the property. There is a gas fired central heating system installed (untested or warranted).

Tenure

We are informed that the vendors enjoy freehold title and vacant possession will be granted upon completion of a sale

Local Authorities

South Somerset District Council, Yeovil
01935 462462 – www.southsomerset.gov.uk

Somerset County Council
0300 123 2224 - www.somerset.gov.uk

Town & Country Planning

The present use of the building is within D1 of the Use Classes order as a place of worship. This would also permit other community uses including clinics, surgeries, crèches, day nurseries and consulting rooms.

Alternatively in light of its town centre position the property could be converted for specialist retail use subject to planning permission or for residential purposes again subject to planning permission. Interested parties should address any specific enquiries to the Local Planning Authority.

Method of Sale

The property is offered for sale by informal tender. Offers are to be made in writing by **12 noon on Wednesday, 6th July 2016** at the offices of Perry Bishop & Chambers, 2 Silver Street, Cirencester, GL7 2BL.

These should be submitted on the offer form which is available from ourselves or by email or post, so as to ensure that all information required is received. The offer may be returned by hand, posted to our Cirencester office or by email to peterchambers@perrybishop.co.uk

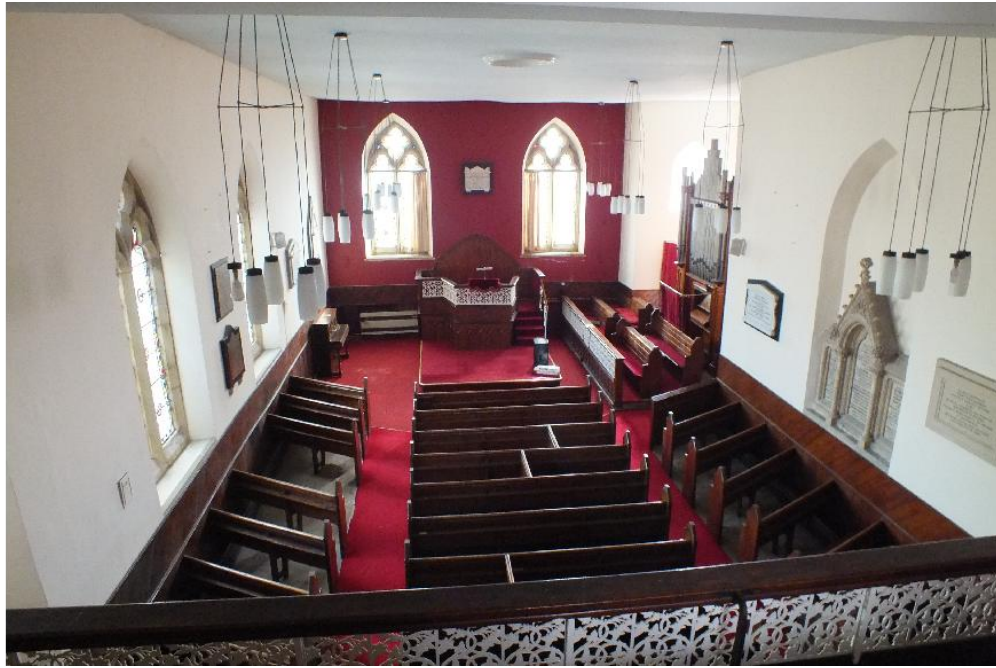
It is the bidder's responsibility to ensure that their offer is received by the prescribed deadline, and the vendor is not bound to accept the highest or lowest or any offer. A decision will be made as soon as possible after the closing date, with all parties being notified accordingly.

Further Information

For further information please contact the Agent's Land Department on 01285 646770 email landandnewhomes@perrybishop.co.uk

PAFC/KB/1778/14616







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. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. in addition photography, either internal or external may have been taken with the use of a wide angled lens.

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