



Bromley Methodist Church and Hall, Bromley, Pensnett,  
Brierley Hill, West Midlands, DY5 4PJ

**FOR SALE - A CHURCH BUILDING AND A DETACHED CHURCH HALL WITH A SITE AREA OF .38 ACRES. EXTENSIVE ROAD FRONTAGE TO BROMLEY. SUITABLE FOR D1 USES SUCH AS RELIGIOUS BUILDINGS, DAY NURSERY, CLINICS AND VARIETY OF OTHER USES INCLUDING RESIDENTIAL DEVELOPMENT SUBJECT TO OBTAINING PLANNING PERMISSION.**

**Guide Price £300,000**

Ref: MSQ190364

#### Energy Performance Asset Rating CHURCH HALL

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

135 This is how energy efficient the building is.

EPC=F



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NOTE: BEST AND FINAL OFFERS TO BE RECEIVED BY 5.15PM ON FRIDAY 13TH DECEMBER 2019 IN WRITING TO AGENTS OFFICE IN SEALED ENVELOPE MARKED "OFFER IN RESPECT OF BROMLEY CHURCH AND CHURCH HALL, BROMLEY, PENSNETT".

#### DESCRIPTION:

The Church and Church Hall fronts Bromley and is set back from the road with both buildings fronting Bromley. A shared driveway provides access to the communal parking areas. The property is enclosed at both side and rear.

#### ACCOMMODATION

##### BROMLEY METHODIST CHURCH

Entrance Hall  
(including recessed porch): 3.34m x 5.44m

The Church (Front Section): 9.13m x 10.45m  
(Rear Section): 3.60m x 13.09m  
(Altar Section): 5.45m x 2.03m and 2.71m x 1.14m

Organ Recess: 3.55m x 3.17m

Vestry: 2.8m x 3.61m plus recess

Office: 2.73m x 4.08m

Toilets (off Entrance Hall): 2.11m x 1.93m and 2.11m x 1.93m

Toilets (off Vestry): 3.19m x 0.88m

Brick Built Store:

Gross Internal Floor Area: 221 sq.m. or thereabouts  
(Excluding brick store)

##### CHURCH HALL

Entrance Porch (Front): 2.13m x 1.85m

The Main Hall: 9.56m x 7.67m

Hall: 6.48m x 3.24m (Approached via folding doors)

Gallery: 6.02m x 3.15m (on two levels and approached from staircase off main hall)

Kitchen: 3.49m x 2.66m

Office 1: 3.99m x 4.57m

Office 2: 4.01m x 4.57m

Toilet Areas: 2.19m x 1.87m and 2.19m x 1.86m

Gross Internal Floor Area: 209 sq.m. or thereabouts

#### SERVICES

Mains water, mains gas and mains electricity are available to both buildings. There is a gas fired boiler with radiators in each building.

The Agent have not tested any apparatus equipment, fixtures, fittings or services and cannot verify they are in

working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

#### TENURE

The Agents are verbally advised that the property is Freehold. The Agent has not checked the legal documentation to verify legal status of the property or validity of any guarantee.

#### PLANNING

All planning enquiries should be made to Dudley Planning Office. Development Management, Planning and Economic Development, Directorate of Place, 4 Ednam Road, Dudley, West Midlands, DY1 1HL. Telephone Number: 01384 814136

#### VAT

All figures quoted are exclusive of VAT where applicable.

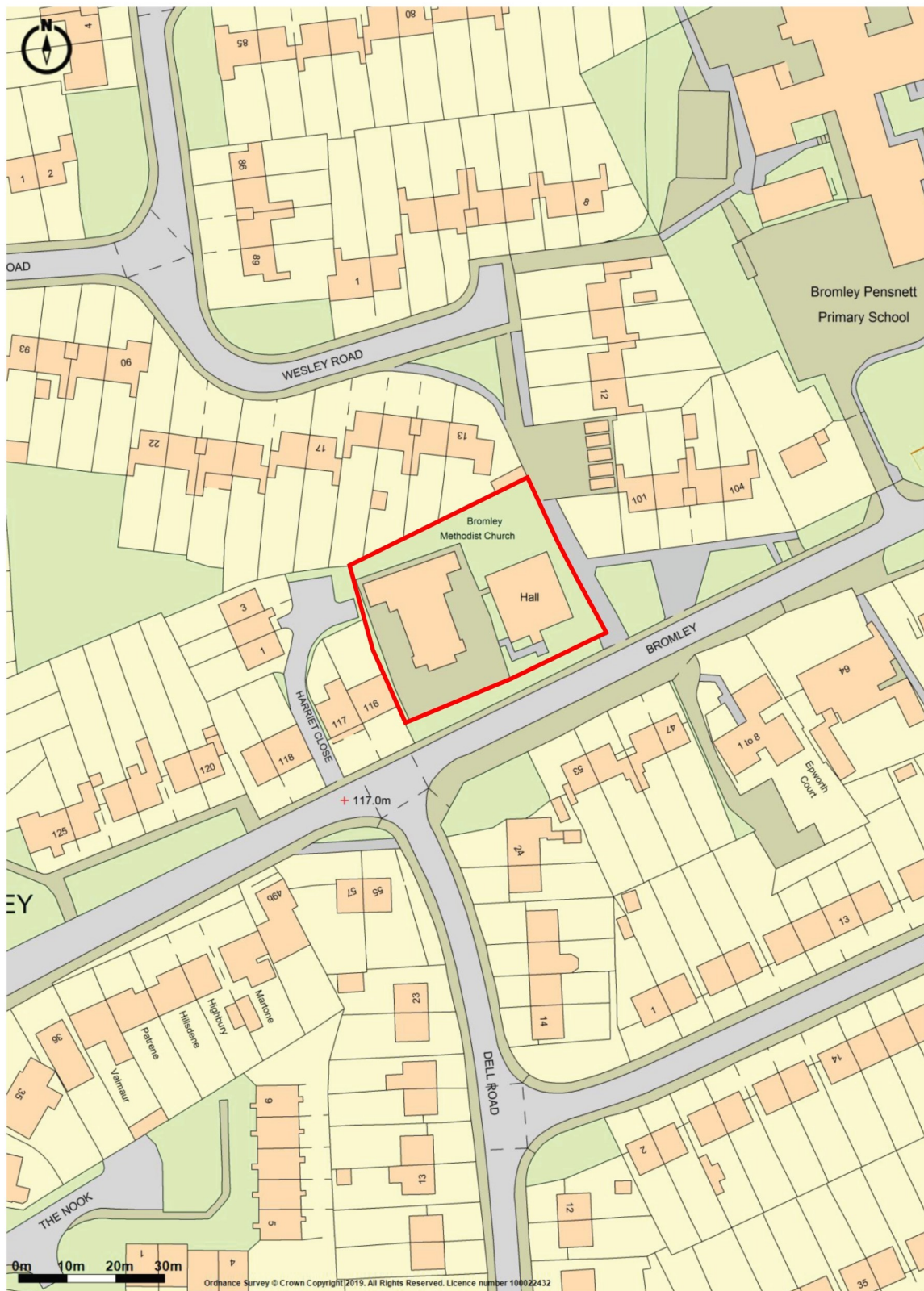
#### VIEWING

Strictly by prior appointment through Agents Scriven & Co. Commercial on 0121 422 4011 who will accompany prospective purchasers.

AGENTS NOTE: We are advised by the client that the postcode for the property is DY5 4PJ. We have not been able to verify the postal address with the postal authorities.











#### Important notices

#### The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 :

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

**VAT :** All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

**Misrepresentation Act 1967 :** These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).

# Scriven & Co.

Estate Agents, Land Agents and Letting Agents

Estate House, 821 Hagley Road West,  
Quinton, Birmingham, B32 1AD

Tel: 0121 422 4011

Email: [quinton@scriven.co.uk](mailto:quinton@scriven.co.uk)

[www.scriven.co.uk](http://www.scriven.co.uk)

