



The Christian Science Church

Kensington Place, Clifton, Bristol BS8 3AH

On the instructions of the Christian Science Society

Former Church and Meeting Rooms

- 373 sq m/4015 sq ft
- 0.070 hectares (0.174 acres)
- For sale freehold

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Frank** 



Location/communications

The Christian Science Church is situated within Clifton approximately ¼ mile from the centre of Bristol. Kensington Place in Clifton is situated within the North West area of the City and is a renowned and high quality residential area.

The nearest mainline railway station is at Bristol Temple Mead from where it is possible to catch a regular commuter train into London Paddington. Temple Mead is approximately 1.5 miles to the East. Bristol itself is approximately 28 miles from Cardiff which is to the West over the River Severn. With Bath to the South East approximately 12 miles away via the A4.

The nearest motorway is the M32 which leads to the M4 in approximately 6 miles, from here it is approximately 120 miles to London. The M5 is also easily accessible from the M4 and is the main road to the North and Birmingham.

Description

The Christian Science Society Church was built in the 1980's of Bath stone in order to blend with its period setting. The back and sides of the building have been rendered. The building consists of 2 storeys at the front and single storey behind with the building narrowing towards the back of the plot. The building has a pitched roof with metal sash fenestration.

The front part of the building has been used as meeting and reading rooms with a small library, cleaning cupboard and toilets. The chapel is to the rear of the building.

There is a tarmac driveway situated to the right of the building off Kensington Place. This leads to the rear of the building where there is car parking and a covered car port.

Floor areas

The property extends to a total gross internal floor area of 373 sq m (4015 sq ft).

Planning status – alternative uses & development potential

Planning consent was granted in 1981 for the redevelopment of a former garage site to accommodate the Christian Science Church (planning application reference: 81/00230). In terms of Use Class, the Christian Science Church is deemed to be D1 (a non-residential institution). Whilst the property is not listed, it does fall within the Clifton Conservation Area. It should be noted that the property is bounded on 3 sides by a series of Grade II and Grade II* properties.



The current use (D1), does not benefit from permitted changes of use. Any proposals to retain the building for uses other than D1 will therefore require an application for Change of Use. Uses which might be accommodated within the fabric of the existing building, with minimum alteration, include B1 (Business), C2 (Residential Institution) and/or D2 (Assembly and Leisure). The sites location within a residential area would make it unsuitable in planning policy terms for retail and/or cafe/restaurant uses.

In terms of demolition the sites position within the Clifton Conservation Area means that alternative proposals would need to be sensitive in scale and massing to the surrounding listed properties. Demolition would require Conservation Area consent. Development proposals which result in the loss of light, overshadowing and overlooking of neighbouring properties or create amenity issues will likely to be resisted by the Local Planning

Authority. Residential uses are likely to be considered a suitable alternative use of the site. Please note that no discussions have taken place with the Council regarding the appropriateness of alternative uses.

General remarks and stipulations

Services

Mains water, drainage and electricity. Heating and domestic hot water is provided by means of a gas fired boiler. Mains drainage.

Tenure and possession

The property is offered for sale freehold.

Easements, wayleaves, rights of way and covenants

The property is offered (as appropriate) subject to and with the benefit of all matters contained in or referred to

in the Property and Charges Register of the title documentation, together with rights of way either public or private, all wayleaves, easements and other rights of way and covenants whether these are specifically referred to or not.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it, or any right attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser.

Viewing arrangements

Viewing is strictly by prior appointment only with Knight Frank LLP. Please contact Edward Heard at Knight Frank LLP. Tel: 01179439850, e mail: edward.heard@knightfrank.com or Alex Stanford-Tuck at Knight Frank LLP. Tel: 020 71734955, email: alex.stanford-tuck@knightfrank.com.

Further information

Please visit www.knightfrank.com to download further information on the property including a PDF file of this brochure.

For further information please contact



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First Church of Christ, Scientist.
Kensington Place, Clifton

Approximate Gross Internal Floor Area:
373 sq.mts. / 4015 sq.ft

Scale 1:100

This plan is a copy of existing drawings
and is for guidance only. It must not be
relied upon as a statement of fact.
Attention is drawn to the Important Notice
on the last page of text of the Particulars.

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