FOR SALE

FIVE WAYS METHODIST CHURCH
RUITON STREET
LOWER GORNAL
DUDLEY
WEST MIDLANDS
DY3 2EG

- **LONG ESTABLISHED CHURCH**
- **CAR PARKING AVAILABLE**
- **ALTERNATIVE DEVELOPMENT POTENTIAL – SUBJECT TO PLANNING**

LOCATION

Five Ways Methodist Church located on the eastern side of Ruiton Street and is within walking distance of an area known as 'the five ways island' at Lower Gornal. The church is located opposite the Lower Gornal Royal British Legion Club and in a mixed residential area with some local shops nearby. Wolverhampton City Centre is approximately 7 miles distant to the north and Dudley Town Centre approximately 3 miles distant to the southeast.

DESCRIPTION

The property comprises a purpose built Methodist Church originally dating from 1841 having rendered brick construction with pitched slate roof. There is a more recent addition of an enclosed porch entrance leading off the car park. The property is gas fired centrally heated and may be suitable for redevelopment, subject to planning permission being obtained.

FIVE WAYS METHODIST CHURCH/Continued ……

	AREA SQ.FT.	SQ.M.
GROUND FLOOR		
ENTRANCE LOBBY With stairs to first floor assembly area and balcony.	297	27.6
TOILETS (off) Comprising separate ladies and gents toilets and disabled toilet facility.		
MAIN CHURCH/WORSHIP HALL Having wooden suspended floor, fixed wooden pews, feature pulpit and altar rail, timber panelling to dado rail. Congregation balcony to south elevation plus separate choir and organ balcony to northern elevation. Various small walk in stores and lobby.	1001	92.9
FORMER VESTRY Having boarded over fireplace set in feature brick chimney breast. Door leads to outside. Separate lobby leads to toilet with low level W.C.	85	7.9
KITCHEN Being fully fitted with base units, stainless steel single drainer sink unit, Marley tiled wooden suspended floor. Servery hatch.	162	15.1
ASSEMBLY ROOM	348	32.3
BOILER ROOM with wall mounted Keston gas central heating boiler.	49	4.6
GROUND FLOOR AREA	**1,942 Sq.Ft.**	**180.4 Sq.M.**

FIVE WAYS METHODIST CHURCH/Continued ……

FIRST FLOOR

ASSEMBLY AREA	582	54.1
CONGREGATION BALCONY (off) overlooking main Worship Hall	318	29.5
	220	20.4
CHOIR & ORGAN BALCONY to northern elevation of Worship Hall with fitted organ and organ pipes.		
FIRST FLOOR AREA	**1,120 Sq.Ft.**	**104.0 Sq.M.**
NET INTERNAL AREA	**3,062 Sq.Ft.**	**284.4 Sq.M.**

EXTERNALLY
Tarmacadamed car park with gated entrance from Ruiton Street.

SERVICES
Mains water, electricity, gas and drainage are available and connected to the property.

LISTING

The property is a purpose built Methodist Church dated from 1841 with more recent additions. The property is not a listed building but it is a locally listed building (SMR No. 4161) on the Dudley MBC Planning website.

RATEABLE VALUE
The property is place of worship and exempt from business rates.

EPC
The property is place of worship and exempt from EPC requirements.

TENURE
Freehold with vacant possession upon completion.

FIVE WAYS METHODIST CHURCH/Continued ……

FIXTURES & FITTINGS
The following fixtures and fittings will be included in the sale of the property, all other items being expressly excluded.

Kitchen Leisure fitted electric cooker, portable Bosch small dishwasher.
Vestry Fire grate.
Main Church/Worship Hall All light fittings, carpets, fitted timber central pews, fitted 2 manual church organ and foot pedals (M.C. Jobborn, organ builder, Willenhall, est 1885) and organ pipes.
Side Room (downstairs) Display boards.
Toilets Fitted toilet seats, cisterns and all plumbing equipment plus wash hand basins.
Vestibule Display boards.
Upper Room First floor assembly area, carpets as found.
Generally All light fittings, plugs and power points as fitted throughout the property. Keston gas central heating boiler, all fitted radiators and pipework. All floor coverings as fitted or in situ throughout the property.
Externally Timber shed, wrought iron entrance gates and boundary railings plus fence.

LEGAL COSTS
Both parties to be responsible for their own respective Legal Costs incurred in the transaction.

PURCHASE PRICE **Offers around £250,000.00 (Two Hundred & Fifty Five Thousand Pounds).**

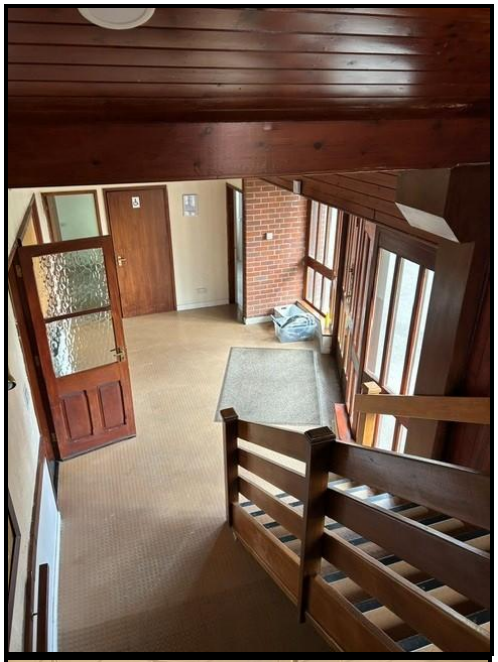
VAT We are advised that VAT is **not applicable** to this transaction.

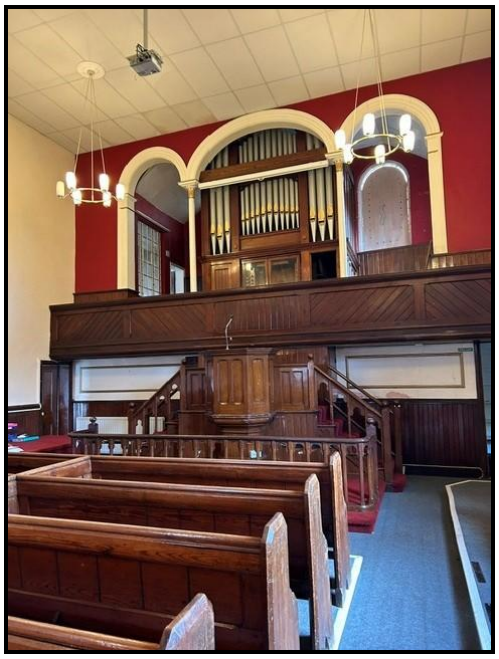
VIEWING By strict appointment with the Sole Agents :

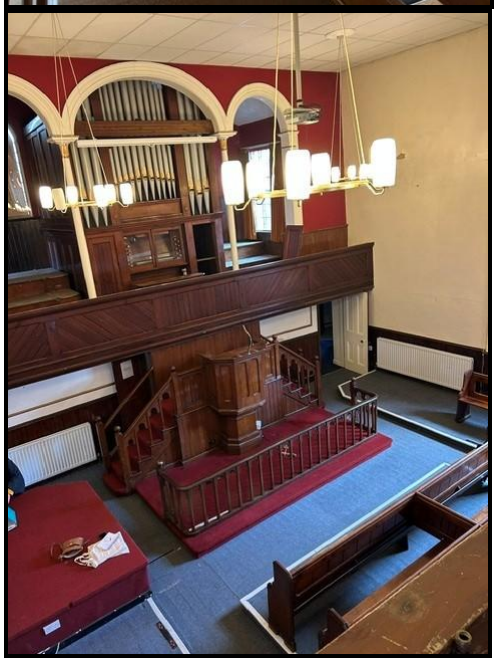
John Emms Commercial
Tel: 01384 257284
Email: john@johnemmscommercial.co.uk
Website : www.johnemmscommercial.co.uk

SUBJECT TO CONTRACT

FIVE WAYS METHODIST CHURCH/Continued ……







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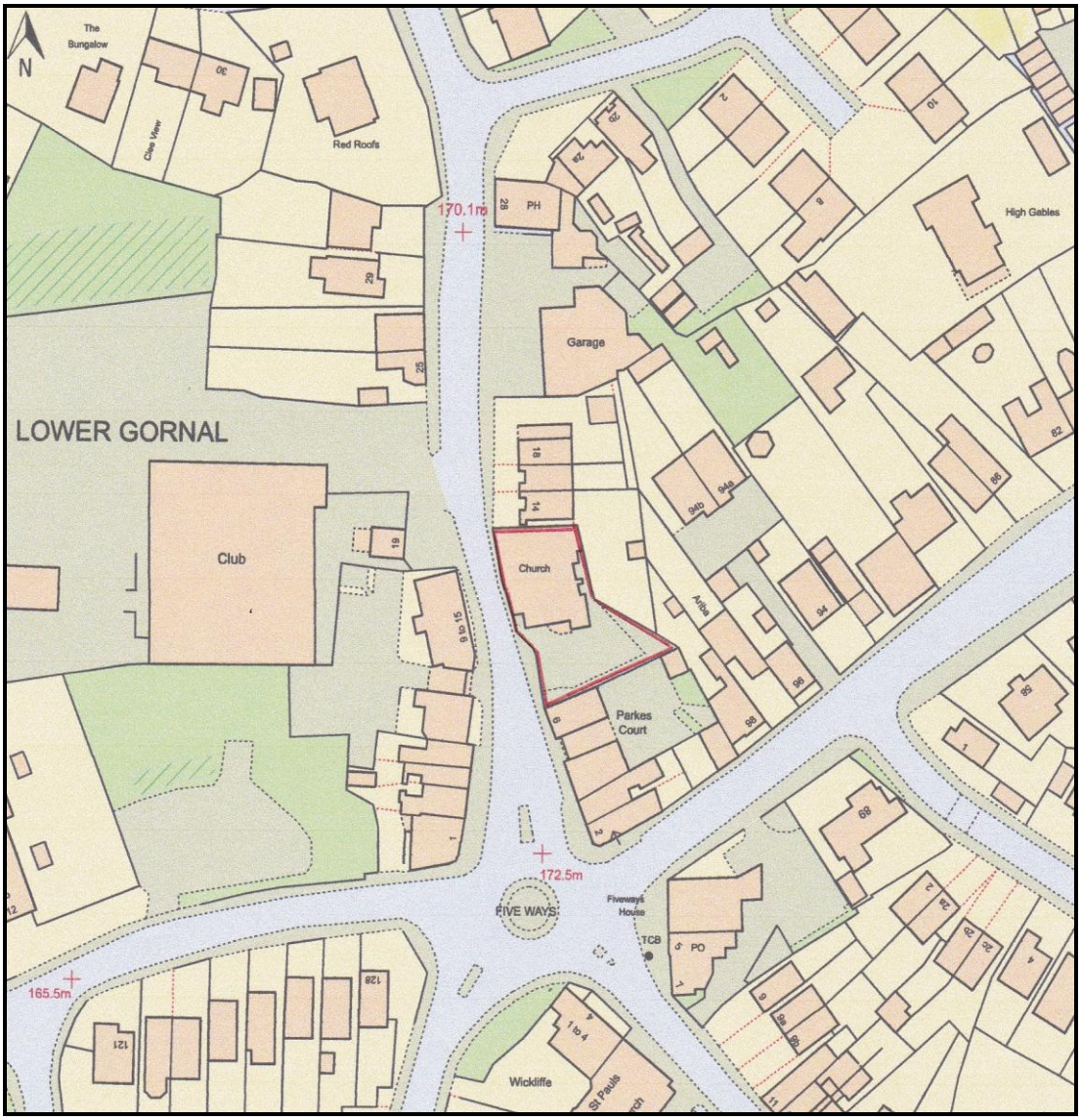
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