

# FOR SALE

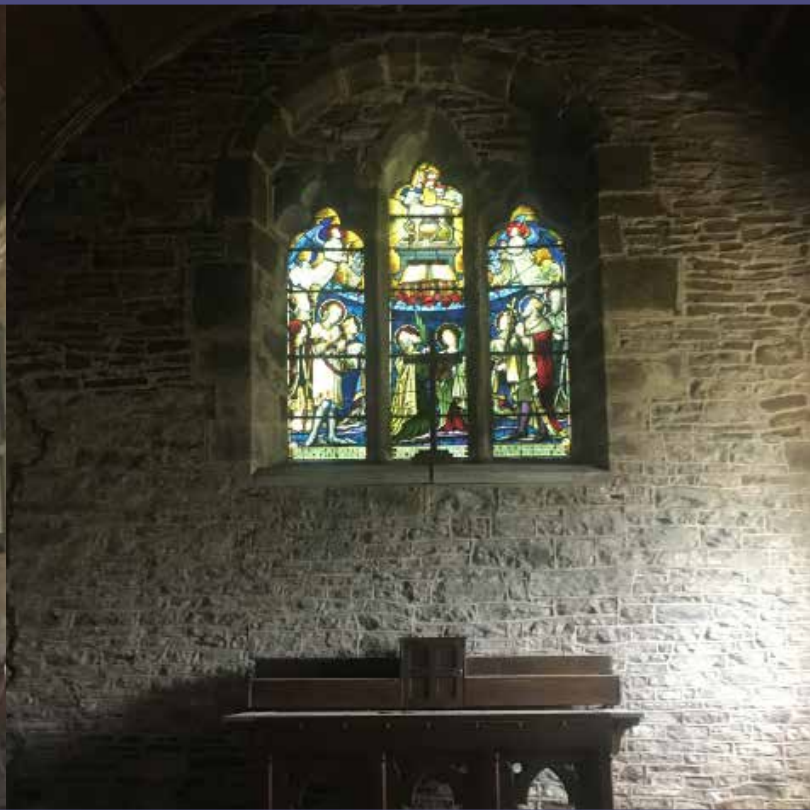
## Grade II Listed Church

On the instructions of The Representative Body of The Church in Wales



## Former St Llywel's Church Llanllywel Usk, Monmouthshire NP15 1LJ

- Rare Opportunity
- Gross Internal Area 63.60 sq m (686 sq ft)
- Located in the sought-after residential area of Usk
- Suitable for alternative uses (subject to planning)
- Grade II Listed



## Location

Usk is a rural market town located approximately 10 miles away from the City of Newport and has excellent road communications being situated off the A449 dual carriageway just to the east of the town that provides road access to the larger centres of Newport, Cardiff and Bristol. Junction 24 of the M4 motorway is approximately 7 miles to the south.

The subject property is situated in Llanllywel, a village located on the outskirts of Usk in rural Monmouthshire.

Access to the Church is off Maryport Street onto an un-named road which takes you to the Church.

## Description

St Llywel's Church is a Grade II listed medieval church which endured extensive rebuilding in the 1870's and is constructed of rubble stone walls under a pitched, stone tiled roof.

Internally, the church is arranged over ground floor level and has a mixture of paved stone and wooden floorboards in the nave and a tiled floor finish in the vestry area.

There is an internal wooden barrelled roof and a mixture of wall and spot lighting. There is one stained glass leaded window. The porch has two stone seats and is stone tiled and has an arched entrance.

We have been informed the property's electricity supply has been disconnected and that there is no gas or mains drainage.

Prospective purchasers must make their own detailed enquiries to reconnect the electricity and to establish the location of any other required services in relation to their intended use.

## Externally

The extent of the property being sold is shown on the plan outlined in PURPLE and is indicative only of the demise which will need to be agreed through the legal process and title then registered. The property is accessed from the highway via a pedestrian gate only. The graveyard surrounds the Church on all four sides. A right of access will be retained for members of the public to visit the graves and the graveyard in general at all reasonable times.

**Please note there are certain conditions upon the sale which are included as a separate attachment with this brochure.**

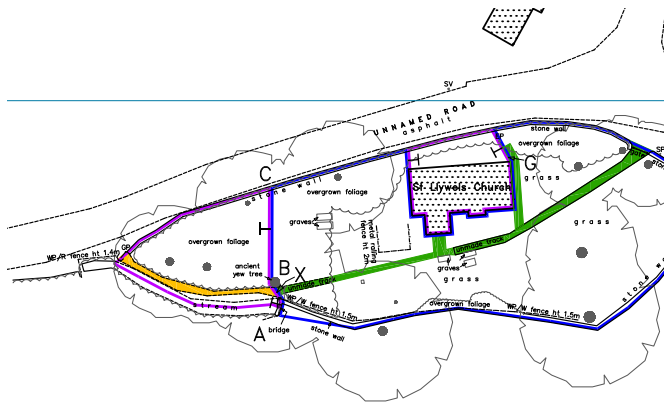
## Condition

The Church shows signs of structural cracking; however, comparison photographs over an eight-year period demonstrate that there are no obvious signs of active movement or worsening of the cracks. A copy of the notes detailing the key structural issues is available upon request. We would advise any interested party to satisfy themselves as to the structure and condition of the property.

We have also been provided with a copy of the recently commissioned Flood Consequences Assessment in respect of the subject premises. A copy of which is available upon request.

### Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.



## Accommodation

The accommodation as follows has been measured on a net internal area basis in accordance with RICS Property Management, 2nd Edition, January 2018:-

Room	sq m	sq ft
<b>TOTAL GIA</b>	<b>63.60 sq m</b>	<b>686 sq ft</b>

## Use Class

The property currently falls under use class D1 (Non-residential Institutions). Any change of use is subject to obtaining the necessary consent from Monmouthshire County Council.

## Charity Statement

As a Registered Charity (Registered Charity N<sup>o</sup>: 1142813) our client is required to obtain best value in all disposals of property in line with the provisions of the Charities Act 2011 and to ensure that terms are endorsed by a Chartered Surveyor as being in accordance with the Act. The quoted asking price is a guide and interested parties should submit the best offer they are prepared to make in accordance with our client's charitable status. The property may remain on the open market until exchange of contracts and our clients reserve the right to consider any other offer which is forthcoming.

## Quoting Price

We are seeking offers in the region of £75,000 for the freehold interest in the property.

Conditional offers, subject to entering into a planning agreement, may also be considered.

## Energy Performance Certificate

The property is exempt from an EPC as it was used as a place of worship.

## Contents

The former Church is sold as seen and any remaining contents are included in the sale.

## Legal Costs

Each party is to be responsible for their own legal costs relating to the transaction of the property.

## VAT

There is no VAT applicable on the purchase price.

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas:

**Haydn Thomas**

01633 214 444

ht@hutchings-thomas.co.uk

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