

FOR SALE

On behalf of The Representative Body of The Church in Wales

PRICE REDUCED



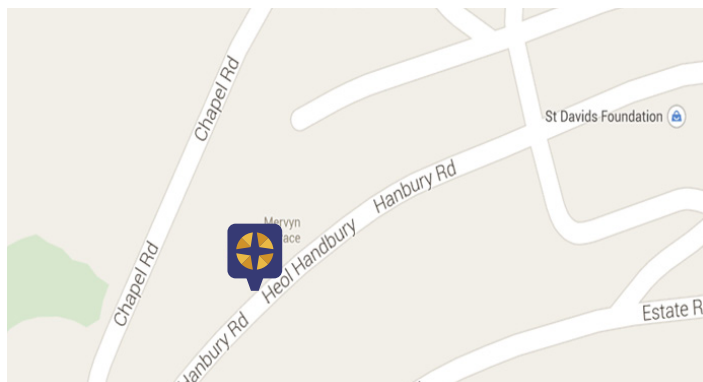
FORMER ALL SAINTS CHURCH, HANBURY ROAD, PONTYPOOL, NP4 6QQ

- Rare Redevelopment Opportunity
- Gross Internal Area 178.01 sq m (1,916 sq ft)
- Located in well established residential area
- Suitable for alternative uses (subject to planning)
- Freehold

Location

The property is situated on Hanbury Road, Pontnewynydd which lies to the North of the main local town of Pontypool. The immediate vicinity comprises traditional residential area of a mixture of traditional terraced accommodation and more recently developed detached and semi detached units. The area has a variety of local retail amenities.

Hanbury Road has direct access onto the A4043 linking to the towns of Pontypool to the South and Blaenavon to the North, as well as the A472 which gives access to Cwmbran town and the M4 motorways to the South. Pontnewynydd industrial estate lies to the South of Hanbury Road.



Description

The property is a detached former All Saints Church, built in 1905 constructed mainly of stone elevations with brick reveals under a pitched slate roof, it is arranged over ground floor level incorporating a small plot of land to the rear.

Internally the property has high vaulted hammer beam wooden roof trusses with wooden panelling to the ceiling, wooden floor, plaster painted walls, stained glass windows, a mixture of strip lighting and dropped spot lights throughout. There is also a side door which gives access to the rear of the property.

There is three phase electricity, wall mounted gas heaters, a water supply and storm drainage.

We have been informed that there are no permanent WC's on site, just a portable toilet located outside the front of the property.

Please note there are certain conditions upon the sale which are available on request.

Accommodation Table

The accommodation as follows has a net internal area as follows;

Room	sq m	sq ft
TOTAL GIA	178.01 sq m	1.916 sq ft

Charity Statement

As a registered charity (registered charity number: 1142813) the seller 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.

Quoting Price

We are seeking offers in the region of £110,000 for the freehold interest in the property.

Legal Costs

The purchaser will be responsible for meeting surveyors and solicitor's fees or any other reasonable costs incurred as a result of any variation, license or contract relating to any of the above conditions.

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 or Fiona Weaver:

Haydn Thomas

01633 214 444

ht@hutchings-thomas.co.uk

Fiona Weaver

01633 214 444

fw@hutchings-thomas.co.uk

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.