

# For Sale



## Hafodyrynys Congregational Chapel Hafodyrynys Road Hafodyrynys NP11 5BE

- Freehold Chapel
- Suitable for alternative uses “Subject to Planning”
- GIA 117.37 m<sup>2</sup> / 1,265 sq. ft

## Location

The subject property holds a prominent roadside location on the A472 the major thoroughfare linking Pontypool and Cwmbran to the east and Crumlin to the west. The A472 links with the A467 at Crumlin which gives access through the eastern valleys.

The immediate vicinity is mainly a residential area developed on the back of the coal mining industry with several commercial users in Hafodyrnyns and Crumlin.

## Description

The property comprises a detached former Chapel which has been extended over time constructed of rendered brick stone elevations with a pitched slate roof to the original section.

Internally the Chapel comprises an open plan rectangular area with access leading to the mono pitch extension which runs almost the length of the building.

A further extension to the western side of the building provides a kitchen area and WC.

The windows are mainly of timber frame with some steel framed windows to the extension areas.

The property was formerly heated by way of oil-fired central heating, the boiler of which is located within the mono pitch extension area and the oil tank is located to the rear yard to the eastern end of the building.

The property does not benefit from any on site parking and only has pedestrian access at two points at each end of the site.

## Accommodation

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

Room	sq m	sq ft
Sanctuary	74.66	804
Porch	3.05	33
Rear Vestry	28.49	307
Kitchen	8.13	88
WC	3.04	33
	<b>117.37</b>	<b>1,265</b>

## Site Area

We have been informed that the approximate site area is around 0.093 acres / 0.037 hectares.

## Tenure

We have assumed the property is freehold however we would recommend interested parties satisfy themselves with this regard.

## 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 Caerphilly County Borough Council.

## Quoting Figure

We are seeking offers in the region of £75,000 (Seventy-Five Thousand Pounds) for the freehold interest in the property.

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

## Contents

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

## Energy Performance Rating

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

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas:

**Haydn Thomas**

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