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A detached, redundant Chapel in a lovely rural position with adjacent parcel of land, believed to extend to approximately 0.3 acre. Mydroilyn, Nr, Lampeter, West Wales



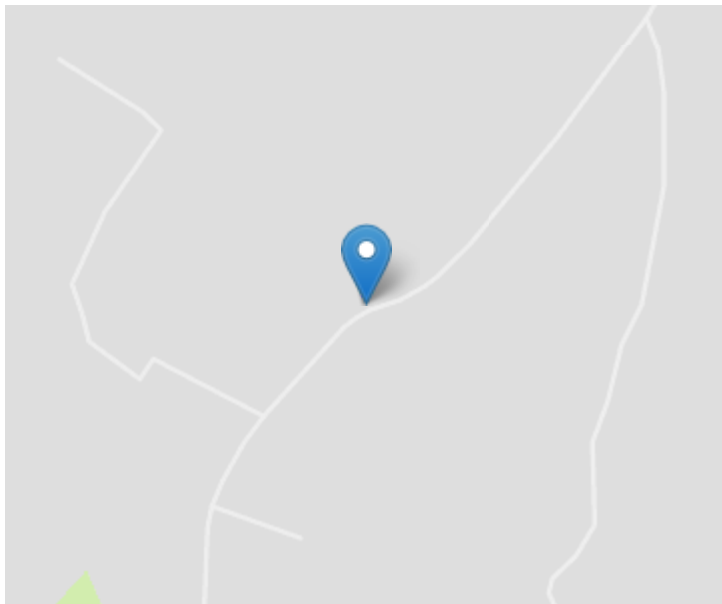
Capel Vicar Mydroilyn, Lampeter, Ceredigion. SA48 7RA.

C/2218/AM Guide Price

£75,000

*** Opportunity NOT to be missed! *** A detached, redundant Chapel *** Lovely rural position with glorious views over open countryside *** With adjacent parcel of land, believed to extend to approximately 0.3 acre *** The redundant Chapel was originally constructed in 1810 but rebuilt in 1849 *** Fitted internally in traditional manner with pews and Pulpit area *** Potential for conversion (STP) *** Sought after coastal belt position ** Only a 15 minute drive to the sandy beaches at New Quay **

Capel Vicar is situated on the fringes of the rural village of Mydroilyn being in close proximity to the villages of Llanarth, Ffos y Ffin and Aberaeron with its comprehensive range of shopping and schooling facilities, places of worship, community health centre, traditional high street offerings, Georgian Harbour, local cafes, bars and restaurants. The larger towns of Lampeter and Aberystwyth are equidistant 30 minutes drive from the property.



Planning

Details regarding Planning Consent or alternative use, for which the property suits, are available from Ceredigion County Council, Tel: 01545 570881 - Planning Department

General

A detached stone and tiled built redundant chapel building in a lovely rural position together with surrounding graveyard and area of overgrown grounds/woodland to the rear, believed to extend to around 0.3 of an acre, or thereabouts.

The property is fitted internally in traditional manner with pews and Pulpit area.

The redundant Chapel was originally constructed in 1810 but rebuilt in 1849 and has now ceased to be an ecclesiastical building and is available for purchase for alternative use. The property is built of stone elevations rendered, under a tiled roof and is set with large grounds with graves to front and side, and pedestrian access from a quiet council maintained road. There is a separate side entry gated drive, which requires re-establishment, for access to the rear.

Chapel Meeting Room



Main Building

31' 5" x 28' 8" (9.58m x 8.74m) comprising of raised Pulpit and Sedd Fawr area. Fitted pitched pine pews.

The front entry porch measuring 7'10 x 5'4.



Externally

Wrought iron entry gate and surround stone walls. The rear grounds are wooded. Side gated entry.



Agents Comments

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Tenure and Possession

The property is available Part Freehold, for sale by Private Treaty.

Land Registry Title No: CYM 471805 (part). The mynwent/cemetery is subject to a Lease thereover for a 125 year term (copy Lease appended). (See plan attached cemetery coloured green).

Services

The property is believed to have mains water & mains electricity available. There is no sanitation at the property. Proposed purchasers should satisfy themselves as regards to the provision of services.

Directions

From Lampeter take the A482 towards Aberaeron. From Aberaeron, proceed south on the A487 to Llanarth. Once entering Llanarth, turn left up through the village to the crossroads, bearing right onto the B4392 for Mydroilyn.

Proceed for approximately 1 mile turning left at Bardsey View crossroads (by the caravan site) onto a narrow council lane.

Proceed for 1/4 mile and the Chapel is located on the left hand side of the lane as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

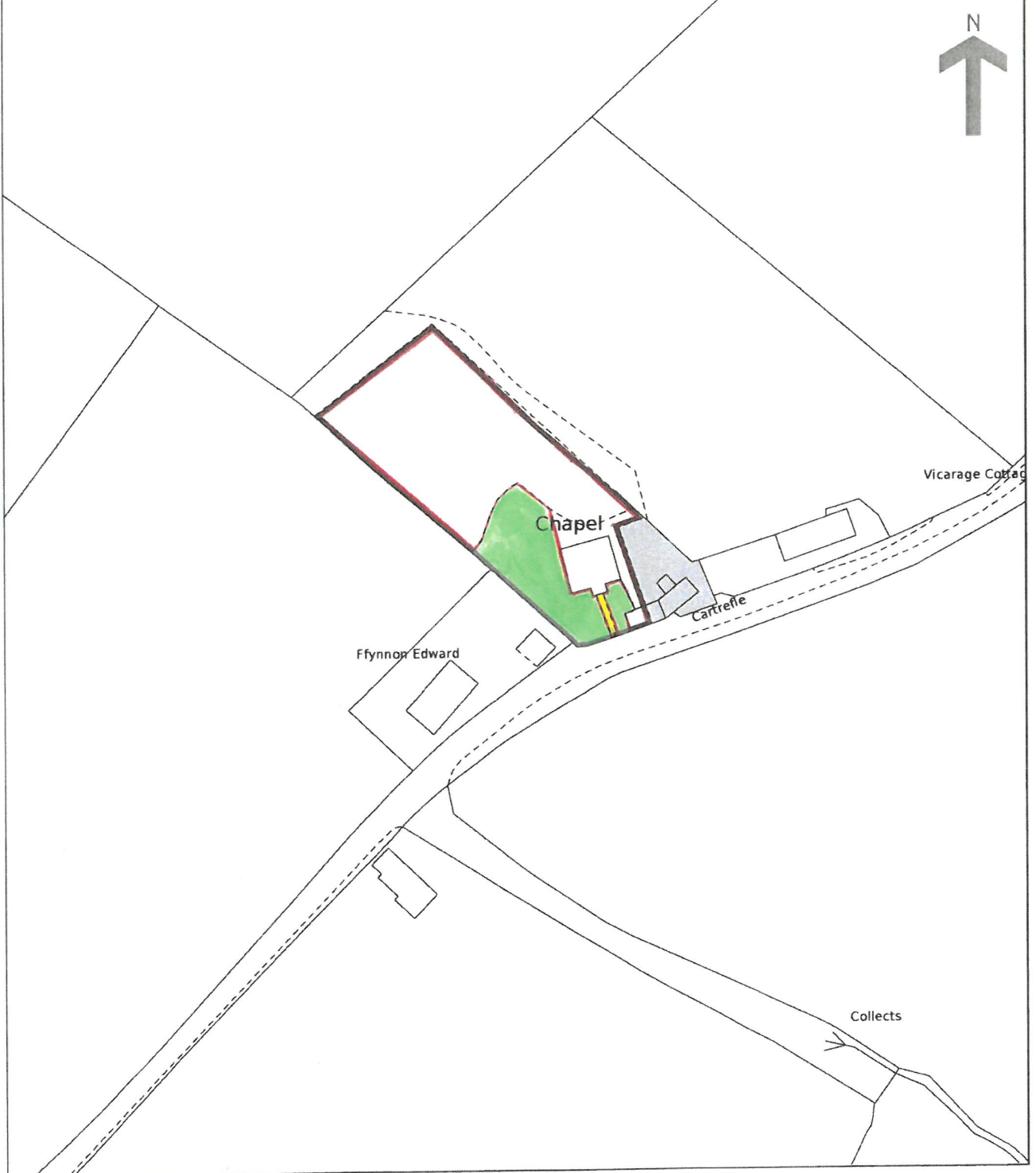
All our properties are also available to view on our
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updates, property news and 'Chat to Us'.

HM Land Registry
Official copy of
title plan

Title number **CYM471805**
Ordnance Survey map reference **SN4556SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

OVERVIEW OF BURIAL GROUND LEASE PROVISIONS:

Term	125 Years
Premium	£1 (One Pound)
Rent	Nil
Rights Reserved to Landlord	<ul style="list-style-type: none"> • A right of way on foot with workers, contractors, agents and professional advisors to inspect the state of repair and condition of the burial ground with rights to serve notice of any breach and carry out works required to remedy any breach if the tenant does not comply with the notice with the tenant paying the landlord for the costs incurred. • A right of way on foot with workers, contractors, agents and professional advisors to visit the graves in the burial grounds and affect repairs to the headstones etc. • Benefit of a right to affix a sign or placard on the entrance gate or the wall adjoining it setting out the terms upon which families of those who have been buried there may access the burial ground reserved in Transfer of Part. • Benefit of right of way on foot reserved in Transfer of Part.
Rights Granted	<ul style="list-style-type: none"> • Benefit of right of way on foot reserved in Transfer of Part.
Insurance	Tenant insures, comprehensive risks including public liability.
Repair	Tenant is responsible for all repairs.
Utilities and Other Outgoings	Tenant is solely responsible.
Permitted Use	As garden land.
Other Tenant Covenants	<ul style="list-style-type: none"> • Not to move or render inaccessible any graves, headstones, monuments or memorials without first obtaining all necessary consents, licences or orders.

	<ul style="list-style-type: none">• Not to commence any building work or do anything that is likely to disturb any human remains without first obtaining all necessary consents, licences or orders.• To comply with all laws relating to the burial ground, including the Disused Burial Ground (Amendment) Act 1981.• To keep the burial ground in a neat and tidy condition, to maintain properly all graves, headstones, monuments and memorials and not to prevent the relatives of those buried in the burial ground and others from accessing the graves, headstones, monuments and memorials.
Declarations	All headstones, monuments and memorials belong to the families of those who are buried in the grounds.