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VIA ON-LINE AUCTION. A Grade II Listed redundant Chapel together with detached Vestry and Flat plus a range of buildings all suiting alternative use/development. Near Llandovery, West Wales



Capel Soar, Cilycwm, Llandovery, Carmarthenshire. SA20 0UE.

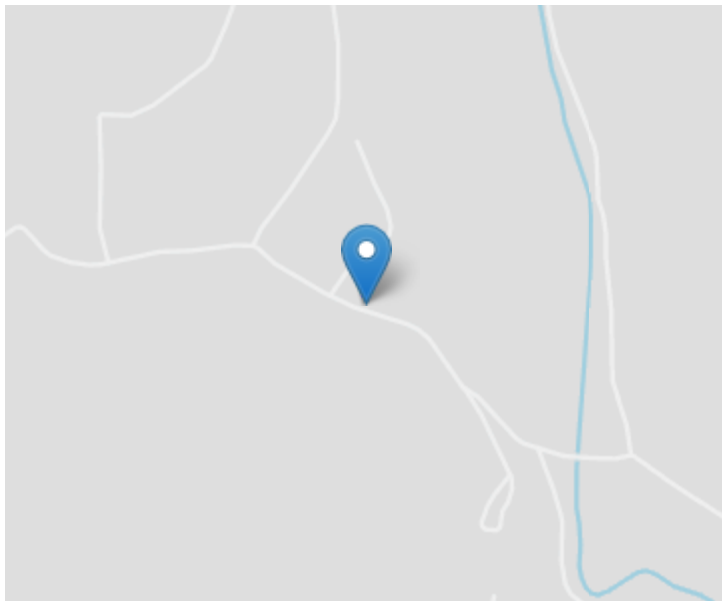
REF: R/3474/AM

£55,000

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £55,000. This Auction will be held by our Joint Auctioneers, Auction House Wales - www.auctionhouse.co.uk/southwales *** Bidding will open at 12 Noon on Monday 5th February 2024 and will run until 12 Noon on Wednesday 7th February 2024

*** A now redundant Chapel together with a detached Vestry and flat (Ty Capel) *** Plus an off set extensive garden and former stone built stables *** All offering considerable alternative use potential (subject to consent) *** Providing three separate buildings with extensive floor areas *** Grade II Listed by CADW *** The property is currently vacant.

NOTE: Part of the property will be subject to retained right of access to a historic burial ground/cemetery



Location

The property is pleasantly positioned in the Upper Tywi Valley. 3.5 miles North of the market town of Llandovery having a delightful position 3/4 mile from the rural village of Cilycwm which has local hostelry and Community Centre. The A40 lies within close proximity and provides access West and East to Llandeilo and Brecon and the Brecon Beacons National Park lying immediately South.

Property Description

The placing of Capel Soar on the market provides a rare opportunity of acquiring a historic and very appealing complex of buildings formerly ecclesiastical and now lending themselves to a variety of alternative uses in a glorious setting in the Upper Tywi Valley. The property is a Grade II Listed Chapel originally constructed in 1740 but modified later in 1786 and historically associated with the Methodist movement in the Upper Tywi Valley over the generations.

The detached Chapel includes an adjacent former Caretaker's flat (Ty Capel) plus also a Vestry thereover that could be encompassed to provide a detached dwelling.

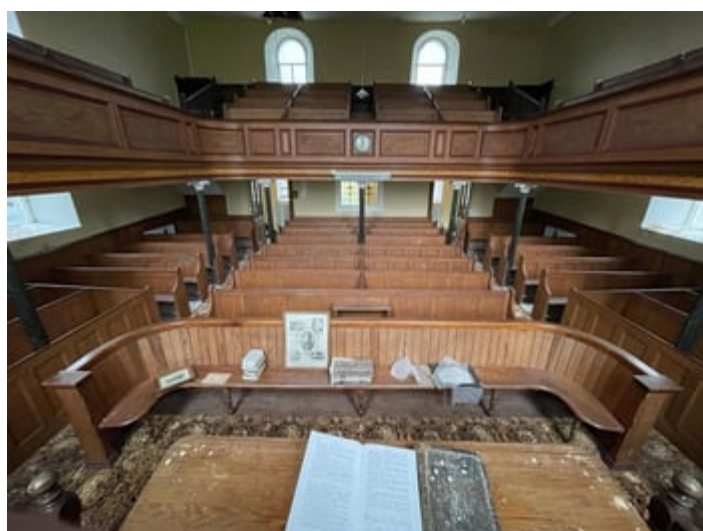
On the opposite side of the lane there is a useful stone range being a former stable block that has further commercial potential and has a separate parcel of land and garden adjacent.

This is a property that is in need of extensive inward investment and is generally in poor condition and has considerable scope for improvement.

Further details as regards Planning Consents and alternative use should be directed to the Local Planning Authority, Carmarthenshire County Council Tel: 01267-234567.

Chapel

41' 0" x 41' 9" (12.50m x 12.73m) overall floor area. Stone and slate built Chapel, which includes extensive pews, plus pulpit area with balcony over the whole served by two internal staircases. The property is full of character and is Grade II Listed.



Former Caretaker's Flat (Ty Capel) and Vestry





Reception Hall Caretaker's flat

Comprising more particularly entrance door to Reception Hall

Reception room 1

16' 0" x 10' 8" (4.88m x 3.25m) with modern tiled fireplace.

Reception room 2

16' 9" x 12' 0" (5.11m x 3.66m) with radiator. Built-in cupboard. Former airing cupboard.

Kitchen

11' 5" x 11' 2" (3.48m x 3.40m) with fitted floor and wall cupboards.

Bathroom

11' 1" x 4' 4" (3.38m x 1.32m) with 3 piece suite.

First Floor

Approached by external stairs only provide a

Vestry

26' 1" x 16' 5" (7.95m x 5.00m) possibly convertible to provide additional first floor accommodation. The floor within the Vestry must be negotiated with extreme caution as it is not structurally sound. Purchasers are advised to only enter the Vestry under supervision and should not assume that this area is structurally sound. Person's entering the Vestry do so therefore at their own risk.

Externally

The property lies adjacent to a quiet district road and on the opposite side of the lane is an extensive area of garden which includes the private drainage arrangement for the residential part. Located on this parcel of land is a l:-



Former Stable Block

Useful stone and corrugated iron range being a former Stable block and a car park area over which there is an agricultural access in part to a gate benefitting a third party.





Agent's Note

The property is included as Freehold but part of the premises is a "virtual Freehold" being a Lease of 999 years from 8th September 1837.

Land Registry Title Number: CYM341232 and CYM341283.

NOTE: The property will be subject to the usual disposal (ecclesiastical) covenants which will be incorporated by the Vendors following disposal in the open market with vacant possession.

Agent's comments

A rare and unusual opportunity of acquiring a redundant Chapel together with Chapel House and various outbuildings in a delightful Upper Tywi Valley setting and close to Local amenities at Llandovery and access to the A40.

MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

GUIDE PRICE

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor

will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see Auction House Guide <https://www.auctionhouse.co.uk/guide>

REGISTER TO BID AND LEGAL PACK

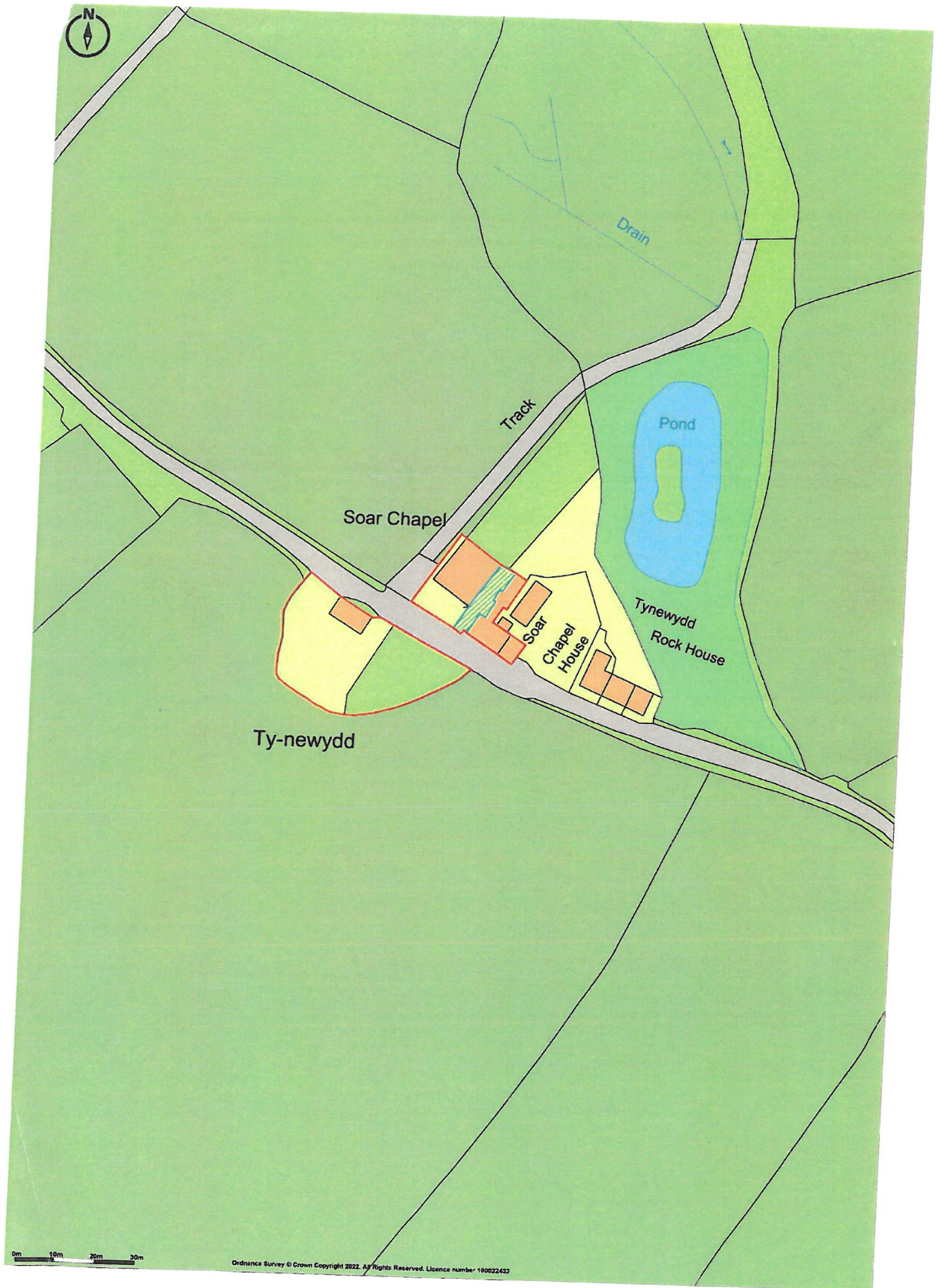
We advise all Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available.

Services

Mains water supply available, mains electricity, private drainage, telephone subject to Telecom Regulations but not connected. Broadband availability.

Directions

The property is best approached via taking the Rhandirmwyn North from Llandovery, signposted for Llyn Brianne. Continue along this road and take the second turning for Cilycwm. Proceed over the Tywi Bridge and the property will be seen on the right hand side after a quarter of a mile.



Promap
LANDMARK INFORMATION

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Licence number 100022432
Plotted Scale - 1:1250. Paper Size - A4

Area shaded
Green subject
to retained
Right of way