

***** A now redundant Former Church Hall, set in its own grounds, Cribyn, Near Lampeter, West Wales *****



Former Church Hall, Cribyn, Lampeter, Ceredigion. SA48 7NB.

£55,000

REF: C/2332/LD

*** By kind instructions of the Representative Body of the Church in Wales - Registered Charity Number 1142813 *** Freehold - For sale by Private Treaty *** No onward chain *** A now redundant Former Church Hall of stone and slate construction *** Nicely positioned within its own walled garden *** Pleasantly positioned within the popular Village of Cribyn

*** Front lawned garden *** Large Meeting Room measuring 30' x 16'7" with separate kitchen, Gents and Ladies wc.'s *** Having mains water, electricity and drainage connected *** Potential for alternative use (subject to the necessary consents being granted)

*** Convenient to the University Town of Lampeter (3 miles) and the Georgian and Harbour Town of Aberaeron (9 miles) *** An exciting opportunity awaits - A blank canvas with a re-use opportunity (subject to consents being obtained)



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CARMARTHEN
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LOCATION

Well positioned in the popular rural Village of Cribyn enjoying an attractive outlook, some 3 miles from the University Town of Lampeter which provides a comprehensive range of shopping, schooling and administrative facilities, including the University of Wales Trinity Saint David Campus, some 9 miles from the Georgian and Harbour Town of Aberaeron and the Ceredigion Heritage Coastline renowned for its sandy beaches and secluded coves.

GENERAL DESCRIPTION

A now former Church Hall offering one large meeting room with a separate kitchen and Ladies and Gents w.c.'s. Externally it enjoys a stone walled garden area with lawned areas. The property perfectly suits alternative use (subject to the necessary consents being granted).



MAIN HALL

30' 0" x 16' 7" (9.14m x 5.05m). With UPVC side entrance door, raised platform area, Gothic windows, door through to the inner hall.



INNER HALL

With UPVC side entrance door.

KITCHEN

10' 0" x 7' 11" (3.05m x 2.41m). With fitted floor units, stainless steel sink and drainer unit.



LADIES W.C.

GENTS W.C.



EXTERNALLY

REAR OF PROPERTY



STONE WALLED GARDEN AREA

Laid to lawn and enjoying great views over the surrounding countryside.



CHARITY STATEMENT

As a Registered Charity (Registered Charity Number: 1142813), our Client is required to obtain best value in all disposals of the 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. Our Client reserves the right to consider any other offer which is forthcoming.

FREEHOLD SALE OF FORMER CHURCH HALL - PURCHASER'S COVENANTS

The property shown edged red on the plan MUST NOT be used for:-

Manufacture, distribution or sale of alcohol

Religious use

Immoral, sacrilegious, offensive or noisy purposes, use for the occult or psychic mediums, use as a club or any use which may cause nuisance or annoyance to the Vendor or the use of any retained land where present, weddings.

The property shall cease to be called Church Hall, Cribyn and shall not be called by any name associated with its use as a church hall or the dedication.

The Purchaser must not make or suffer or allow to be made any complaint or bring action about the noise or disturbance caused by the ringing of any bell or bells in the neighbouring church vested in the Transferor.

If the property is sold to another party (the acquiring party) the Purchaser will enter into a contract with the acquiring party and the Representative Body to the effect that the acquiring party will accept and uphold the covenants contained in the original conveyance and incorporate the same clause on the terms of any contract with any successive Purchaser.

The Purchaser will be responsible for meeting Surveyors and Solicitors fees or any other reasonable costs incurred as a result of any variation, licence or contract relating to any of the above conditions.

AGENT'S COMMENTS

An exciting opportunity within a popular Village Community.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - To be confirmed.

MONEY LAUNDERING REGULATIONS

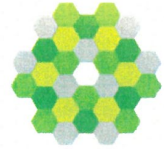
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle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

Services

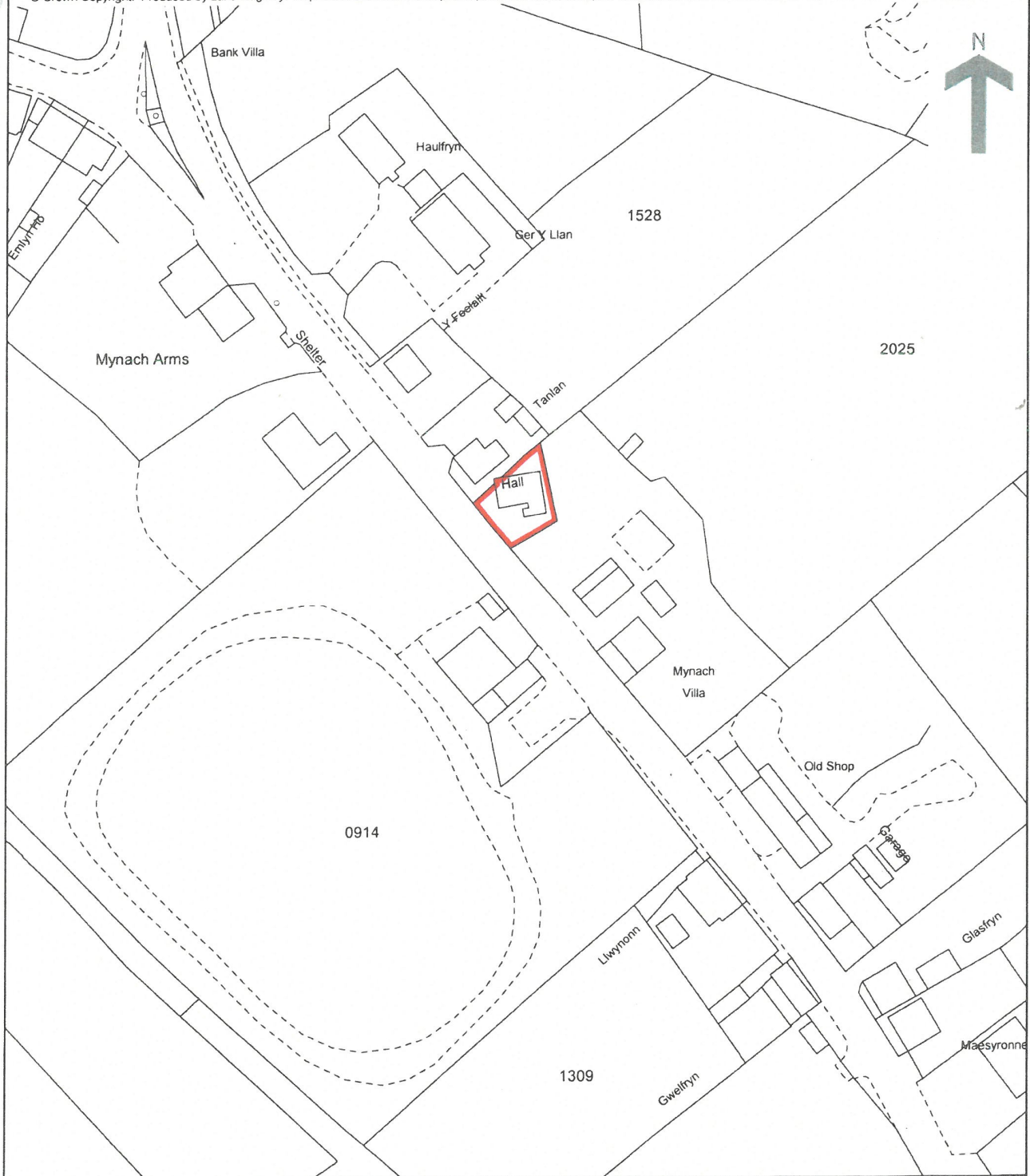
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage.

Land Registry
Official copy of
title plan

Title number **CYM391568**
Ordnance Survey map reference **SN5251SW**
Scale **1:1250** enlarged from 1:2500
Administrative area **Ceredigion / Ceredigion**



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This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Wales Office.

Directions

From Lampeter take the A475 Newcastle Emlyn road to Llanwnnen turning right at the mini roundabout onto the B4337 Cribyn road. Continue into the Village of Cribyn and the Former Church Hall will be located on your right hand side, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages



For further information or to arrange a viewing on this property please contact :

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