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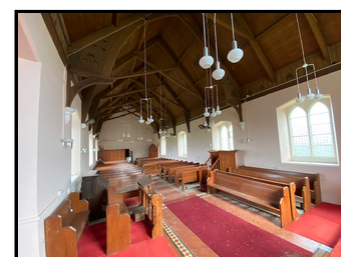


RICS



Since 1989

A rare opportunity to acquire a most attractive former Church in the popular upper reaches of the Teifi Valley with alternative use potential in spacious plot



Former St David's Church, Terrace Road, Pontrhydfendigaid, Ceredigion. SY25 6EE.

REF: R/2658/AM

£105,000

*** A now redundant Former Village Church built in 1898 of most attractive local stone elevations with stained glass windows under a Caernarfon slated roof *** Set on a level gated site and backing onto open farmland

*** With extensive Church interior, vestry, entrance porch *** Eight most attractive leaded glass windows with one large ornamental East facing window *** Stone wall frontage, gated entry and tarmac drive

*** By kind instructions of The Representative Body of the Church in Wales (Registered Charity 1142813)

*** Freehold - For sale by Private Treaty

LOCATION

Centrally positioned in this popular upper Teifi Valley Village of Pontrhydfendigaid, 5 miles North from the Market Town of Tregaron and 15 miles South from Aberystwyth. The University Town of Lampeter is 16 miles to the South and at the gateway to the Cambrian Mountains. A level site with road frontage to the B4343.

GENERAL DESCRIPTION

The property comprises of a now disused Village Church built attractively in 1898 of attractive solid dressed stone wall elevations with stained glass windows and with a Caernarfon slated roof. The property is now redundant and enjoys a level gated site with frontage land and surrounding grassed pastures and tarmacadamed path/driveway.

The property is unlisted.

The accommodation at present offers more particularly the following:-

ENTRANCE PORCH

8' 0" x 5' 8" (2.44m x 1.73m). With solid pine door with ornamentation, Victorian quarry tiled floor, two stained glass windows.

NAVE

70' 6" x 22' 7" (21.49m x 6.88m). With central quarry aisle, campanologists recess, pitch pine vaulted ceiling.



VESTRY

8' 9" x 10' 4" (2.67m x 3.15m). With side entry door and leaded glass windows.

There are eight windows all of which are leaded glass within the main Church, one large ornamental East facing window.



ENTRANCE WAY



REAR ELEVATION AND BELL TOWER



REAR CURTILAGE



PLANNING

The property currently falls within Planning Use D1 and of the Use Classes Order. Alternative uses may be possible subject to planning permission.

Local Planning Authority - Ceredigion County Council will be pleased to advise as to the appropriateness of any alternative use consents. Further details of such are available directly by telephoning the Local Planning Department on 01545 570 881. Please be aware that under current Covid-19 limitations that some time will be required to obtain a response in current circumstances.

NOTE

Attention is drawn to the Schedule of Covenants that the property will be sold subject to. Information in this regard is available from Morgan & Davies.

CONTENTS

A list of contents our Client wishes to remove prior to the

sale completing is available from Morgan & Davies.

ENERGY PERFORMANCE CERTIFICATE

The property is exempt from an Energy Performance Certificate as it was used as a Place of Worship.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. Land Registry Title Number CYM767108 and CYM391279.

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's reserve the right to consider any other offer which is forthcoming.

Services

The property has an electricity supply which has been disconnected and we are informed by our Client that there is no gas, water or mains drainage. Prospective Purchasers must make their own detailed enquires to re-connect the electricity supply and to establish the location of any other services in relation to their intended use.

Directions

Set off the B4343 in the centre of the Village of Pontrhydfendigaid, 5 miles North from Tregaron, 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

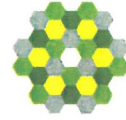
All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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

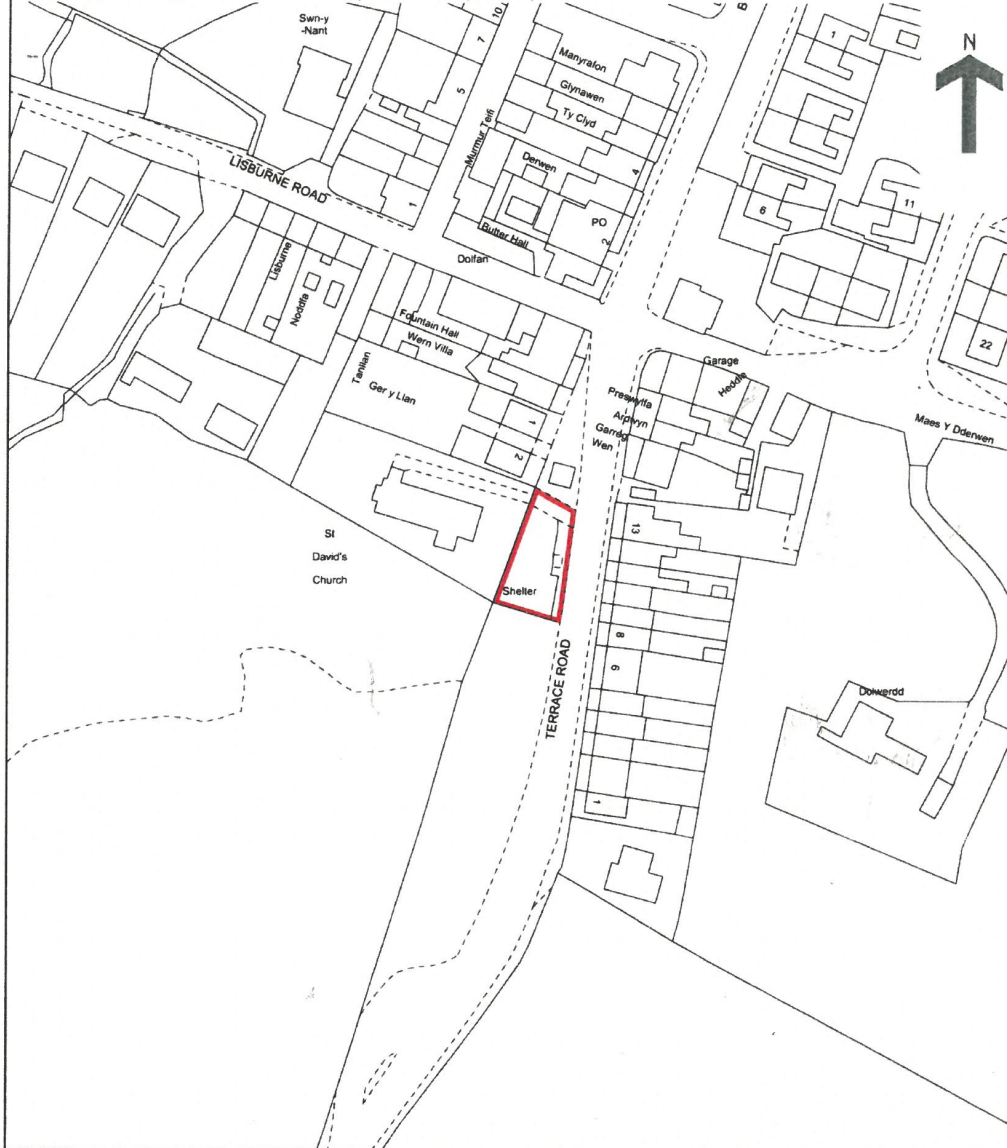
Plan B

HM Land Registry
Official copy of
title plan

Title number **CYM767108**
Ordnance Survey map reference **SN7266SE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Ceredigion / Ceredigion**



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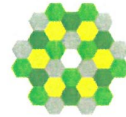
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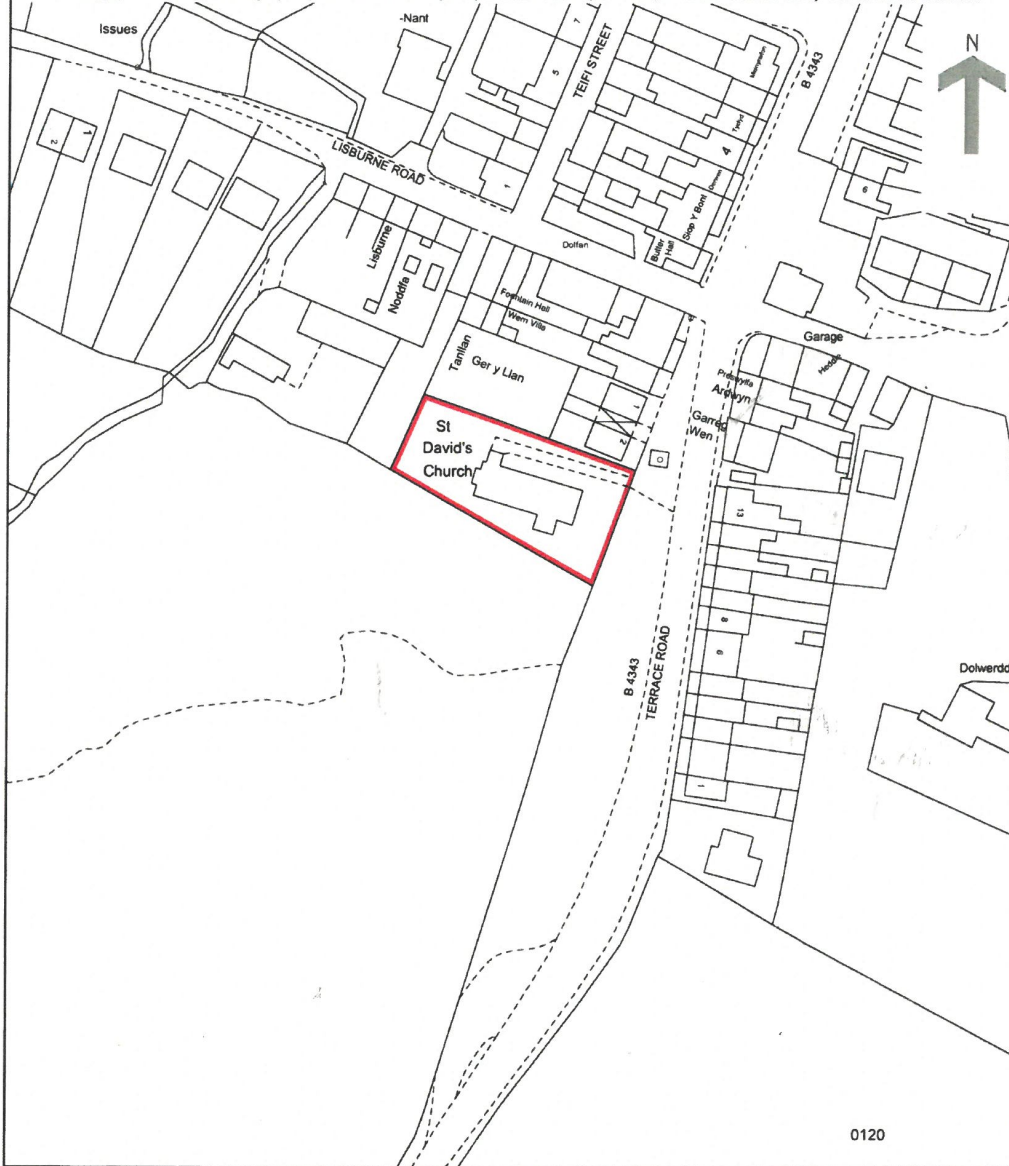
This title is dealt with by HM Land Registry, Wales Office.

Land Registry
Official copy of
title plan

Title number **CYM391279**
Ordnance Survey map reference **SN7266SE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Ceredigion / Ceredigion**



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