

Regulated by:

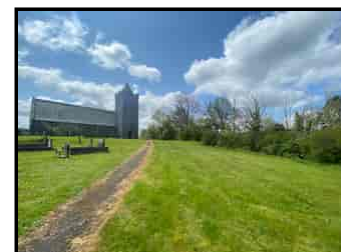


**RICS**



Since 1989

*A rare opportunity to acquire a most attractive former Church in the popular upper reaches of the Ystwyth Valley with alternative use potential (subject to consent) in a spacious plot*



**Former St John's Church, Ysbyty Ystwyth, Ceredigion. SY25 6DE.**

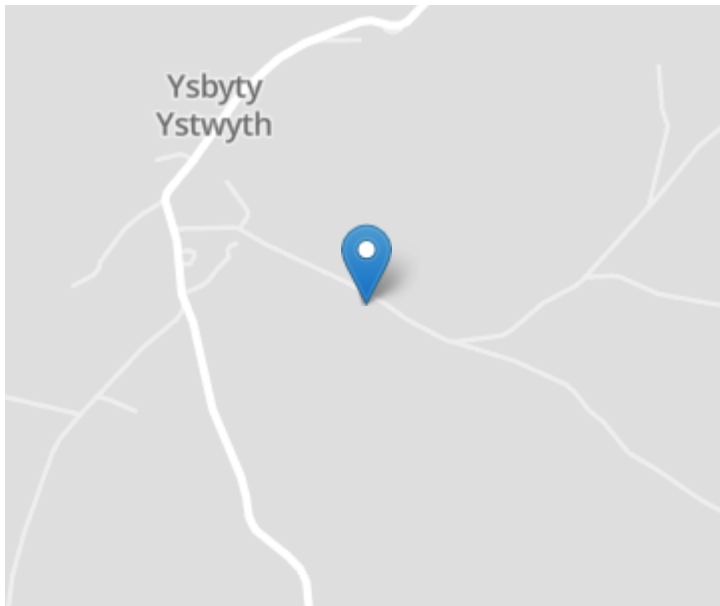
**R3703/AM - Offers Over**

**£50,000**

\*\*\* Offers Over £50,000 \*\*\* A now redundant former Village Church in a most attractive country setting \*\*\* With delightful views over the Upper Ystwyth Valley \*\*\* Built of attractive stone elevations with beautiful stained glass windows under a Caernarfon slated roof

\*\*\* Set on a level site with tarmacadamed right of way access \*\*\* Extensive Church interior, side hall, alter, pulpit area, Bell Tower, and extensive grounds

\*\*\* By kind instructions of the Representative Body of The Church in Wales (Registered Charity 1142813) \*\*\* Freehold for sale by Private Treaty



### Location

Located on the edge of the Upper Ystwyth Valley Village of Ysbyty Ystwyth, 3.5 miles North of the Village of Pontrhydfendigaid, 8 miles from the Market Town of Tregaron and 15 miles South of the University Town, Coastal Resort and Administrative Centre of Aberystwyth. Extensive delightful unspoilt views over the unspoilt area of the Ystwyth Valley set amongst the Cambrian Mountains.

### General Description

A now disused Village Church offering a blank canvas for the discerning Buyer with this redundant property still containing extensive floor areas with pitch pine pews, pulpit and choir stalls and having exposed vaulted ceilings. As a whole having considerable alternative use potential subject to the appropriate consents being obtained.

Further details in relation to alternative use are available from the County Council of Ceredigion at Penmorfa, Aberaeron, Ceredigion Tel: 01545 570 881.

The accommodation provides more particularly as follows:-



### Access Drive



### Vestibule

9' 1" x 8' 5" (2.77m x 2.57m) with quarry tiled floor, timber ladder type staircase to Bell Tower, open original door to

### Main Auditorium

65' 0" x 22' 7" (19.81m x 6.88m) with quarry tiled floor centrally. Fitted pews and steps in quarry tile to raised pulpit and choir stall area. Exposed attractive vaulted ceiling with pitch pine beams throughout.



### Side Vestry

10' 5" x 6' 10" (3.17m x 2.08m) with quarry tiled floor, side entry door.

### Church Rear Elevations

Rear elevation and elevation to the East Side



### Western Side



### Externally

Extensive curtilage.

### Planning

The property currently falls within Planning Use D1 of the Use Classes Order, alternative uses may be possible subject to Planning Permission being obtained.

NOTE: attention is drawn to a Schedule of attached Covenants that the property will be sold subject to. Information in this regard is available from the sole selling agents, Morgan and Davies.

### Energy Performance Certificate

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

## Tenure and Possession

Land Registry Title Number: CYM407937.

## 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

## 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

The property has an electricity supply which has been disconnected and we are informed by our client that there is no gas, mains water or drainage on site presently. Prospective purchasers are therefore recommended that they should make their own detailed enquiries as to provision of services.

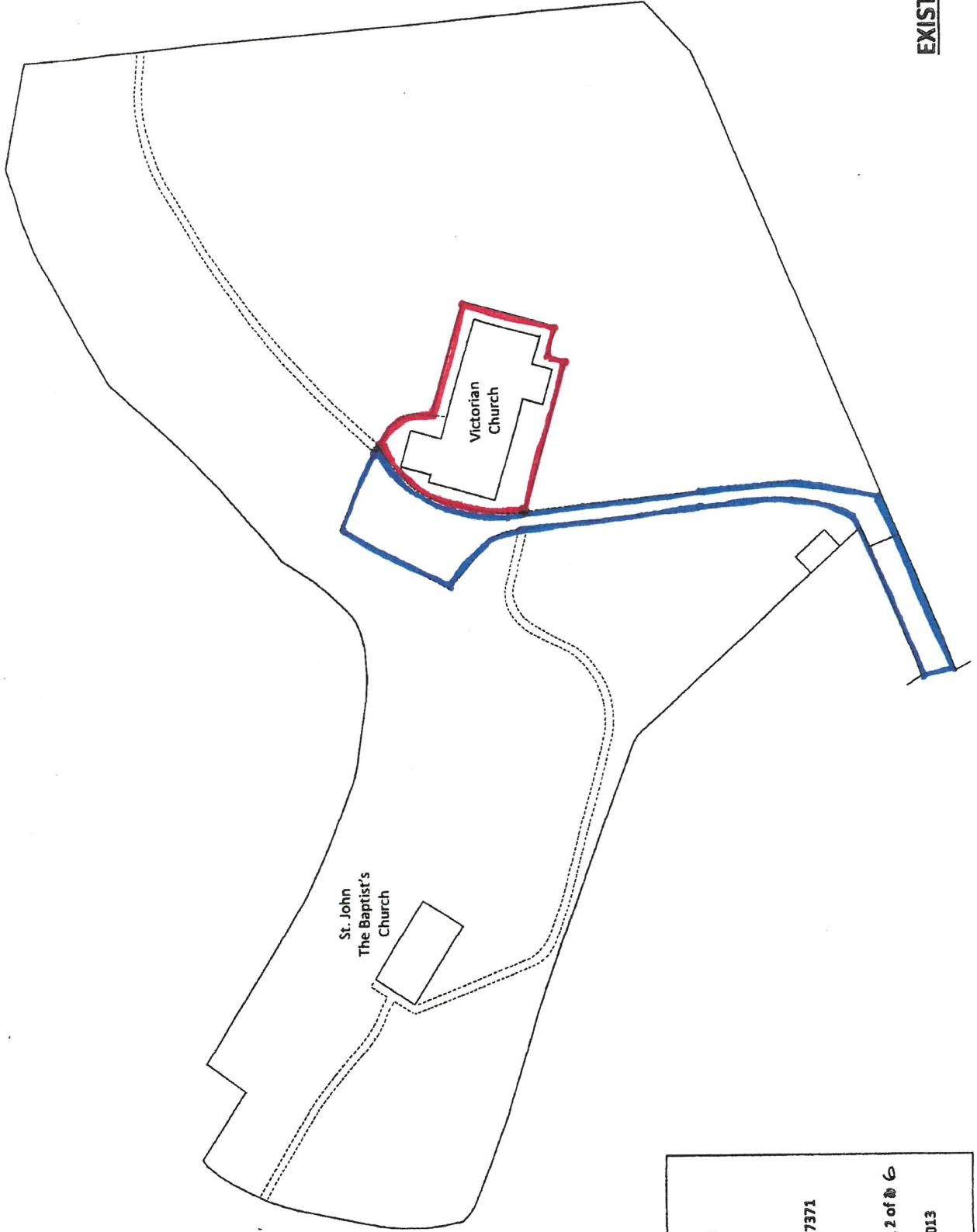
## Directions

The property is best approached by taking the A485 from Lampeter, north towards Tregaron. Proceed to Tregaron and continue north out of the market town onto the B4343 for Pontrhydfendigaid. Once reaching Pontrhydfendigaid, turn left onto the B4343 Devil's Bridge road and continue to the village of Ffair Rhos and continue along the B4343 until reaching Ysbyty Ystwyth. Once at Ysbyty Ystwyth you will see a housing estate on the right hand side. There is a concealed council road turning off to the right opposite a forestry depot.

Continue up this road turning off the B4343 and the entrance to the Church will be seen at the top of the hill on the left 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](mailto:lampeter@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.\*\*\*\*\*



St. John  
The Baptist's  
Church

Victorian  
Church

VICTORIAN CHURCH  
YSBYTY YSTWYTH  
YSTRAD MEURIG  
SY25 6DE

MAP REFERENCE SN7371

SCALE 1:500

DRAWING NUMBER 2 of 6

DATE NOVEMBER 2013

EXISTING

## **Freehold Sale of Former St John's Church, Ysbyty Ystwyth – Purchaser's Covenants**

The property is shown edged red on the plan and 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 must cease to be called St John's Church and must not be called by any name that is associated with its use as a church or the dedication 'St John'.

The purchaser must agree:

- Not to interfere with the use of any retained churchyard, where present, or to interfere with any legitimate visitors. It shall be the vendor's decision as to who is a legitimate visitor. (Access to any retained churchyard is not permitted except where there is a right of way granted or a licence for access to maintain has been granted).
- Not to permit any animals onto any retained churchyard, where present, and to ensure that dogs or other animals in the ownership of the purchaser or anyone associated with the purchaser are secured such that visitors to graves are not frightened or intimidated.
- Where there is retained land, not to alter or demolish the property without the written permission of the vendor and if agreed to acquire all appropriate permissions and consents including those required under local or national legislation, statutory instruments or policies. The purchaser must copy full details of any planning or listed building application to the vendor at the time such an application is submitted.
- Where the building is listed, to give the vendor notice of any listed building consent application to remove where present any stained glass, fonts, altars, organs, bells, wall memorials or plaques from the property and to forward a copy of the decision notice upon receipt. If permission is granted, the items must be offered to the vendor who must be given three months from the date of removal to respond and collect the items.
- Where the building is unlisted, to give the vendor notice of any proposal to remove where present any stained glass, fonts, altars, organs, bells, wall memorials or plaques from the property. If permission is granted, the items must be offered to the vendor who must be given three months from the date of removal to respond and collect the items.

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 in 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.

## **ADDITIONAL COVENANTS – CHURCH**

### **Footpath/driveway**

The vendor grants the purchaser:

- The right to use the access path/driveway edged blue on the plan, subject to the purchaser agreeing to pay 50% of the reasonable cost of repairing and maintaining the same. This is to be agreed between the purchaser and the local representatives of the Church in Wales, being the Local Ministry Area Trustees at the time of writing.
- The right to enter onto the retained churchyard upon giving reasonable notice for the purpose of inspecting, maintaining and repairing the property. The purchaser must agree to obtain permission from the vendor to erect scaffolding on the retained churchyard.
- The right to lay, inspect and maintain services beneath the driveway edged blue on the plan, subject to faculty permission being obtained. The purchaser must agree to adhere to the Church in Wales' faculty regulations under the control of the Diocesan Court and to be bound by its decision or any decision of an appeal court.

### **Boundary**

The purchaser must agree:

- To erect and thereafter maintain a wall, fence or hedge along the boundaries between the sold and retained land to a specification to be agreed in writing with the vendor.

### **Overage**

- To enter into an overage agreement and to pay the vendor 50% of the increase in value should planning permission be obtained for change of use of the land adjoining the building within the next 25 years.

### **Charity Statement:**

*As a registered charity (registered charity number: 1142813) our client is required to obtain best value in all disposals of 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 clients reserve the right to consider any other offer which is forthcoming.