

A former Church Hall set on the outskirts of Aberystwyth suiting alternative uses



Figure 4 Hall, Llanfarian, Aberystwyth, Ceredigion. SY23 4BS.

£35,000

REF: C/2375/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 Church Hall *** Centre of Village location - Close to Aberystwyth *** Traditionally built of stone and slate construction *** Split over two floors - Large meeting room with kitchenette and separate wc. Lower ground floor with storage/meeting room *** No designated parking or outside space *** UPVC double glazed windows *** Mains water, mains electric and mains drainage connected

*** Potential for alternative use (subject to the necessary consents being granted) *** Convenient to the University Town Coastal Resort and Administrative Centre of Aberystwyth *** Close to a regular bus route *** An exciting opportunity awaits - A blank canvas with re-use opportunity, i.e., workshop, studio or offices (subject to consent) *** The building is unlisted



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LOCATION



The property is located just off the main A487 Coastal road within the Village Community of Llanfarian, only some 3 miles from the University Town Coastal Resort and Administrative Centre of Aberystwyth with an excellent range of local facilities and amenities. The property also lies close to a regular bus route.

GENERAL DESCRIPTION

A now redundant former Church Hall of stone and slate construction split over two floors. The property enjoys a convenient position within the Village Community of Llanfarian just 3 miles from the University Town Coastal Resort and Administrative Centre of Aberystwyth. The property benefits from mains water, mains electric and mains drainage along with UPVC double glazed windows and electric heating.

The property suits alternative uses (subject to the necessary consents being granted). The property is unlisted and enjoys a convenient position. Provides more particularly the following.

GROUND FLOOR

MEETING HALL

26' 9" x 15' 3" (8.15m x 4.65m). With front entrance door, triple aspect windows.



MEETING HALL (SECOND IMAGE)



KITCHENETTE

With stainless steel sink and drainer unit, fitted units, electric hot water system.



SEPARATE W.C.

With low level flush w.c. and pedestal wash hand basin.



LOWER GROUND FLOOR

SECOND MEETING ROOM/STORE ROOM

21' 1" x 14' 3" (6.43m x 4.34m). With separate entrance door, double aspect windows, electricity connected and electric heating.



SECOND MEETING ROOM/STORE ROOM (SECOND IMAGE)



EXTERNALLY

No outside space.

PARKING

There is no parking included within the area being sold. It is understood that there is on street parking for one vehicle to the front of the property subject to local availability.

FRONT OF PROPERTY



REAR OF PROPERTY



POSITION



PLANNING

The property currently falls within planning use D1 of the Use Classes Order. Alternative uses may be possible subject to planning permission. Prospective Purchasers must make their own enquiries with the Local Planning Authority if they wish to consider any changes to the use of the building.

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.

ENERGY PERFORMANCE RATING

The building is exempt as a former church hall.

PURCHASER'S COVENANTS

The sale will be subject to our Client's standard terms of sale as set out in the attached appendix entitled "Freehold Sale of Former Figure 4 Hall, Llanfarian - Purchaser's Covenants".

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure held under Title Number CYM34309 with vacant possession. The sale consists of the whole of the Registered Title shown edged Red on the plan below. No onward chain.

COUNCIL TAX

Currently no tax payable.

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

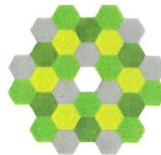
We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, UPVC double glazed windows.

Please note these have not been used since the closure of the hall. Prospective Purchasers must make their own detailed enquiries regarding the location and capacity of all services and sewers and their adequacy to serve the property.

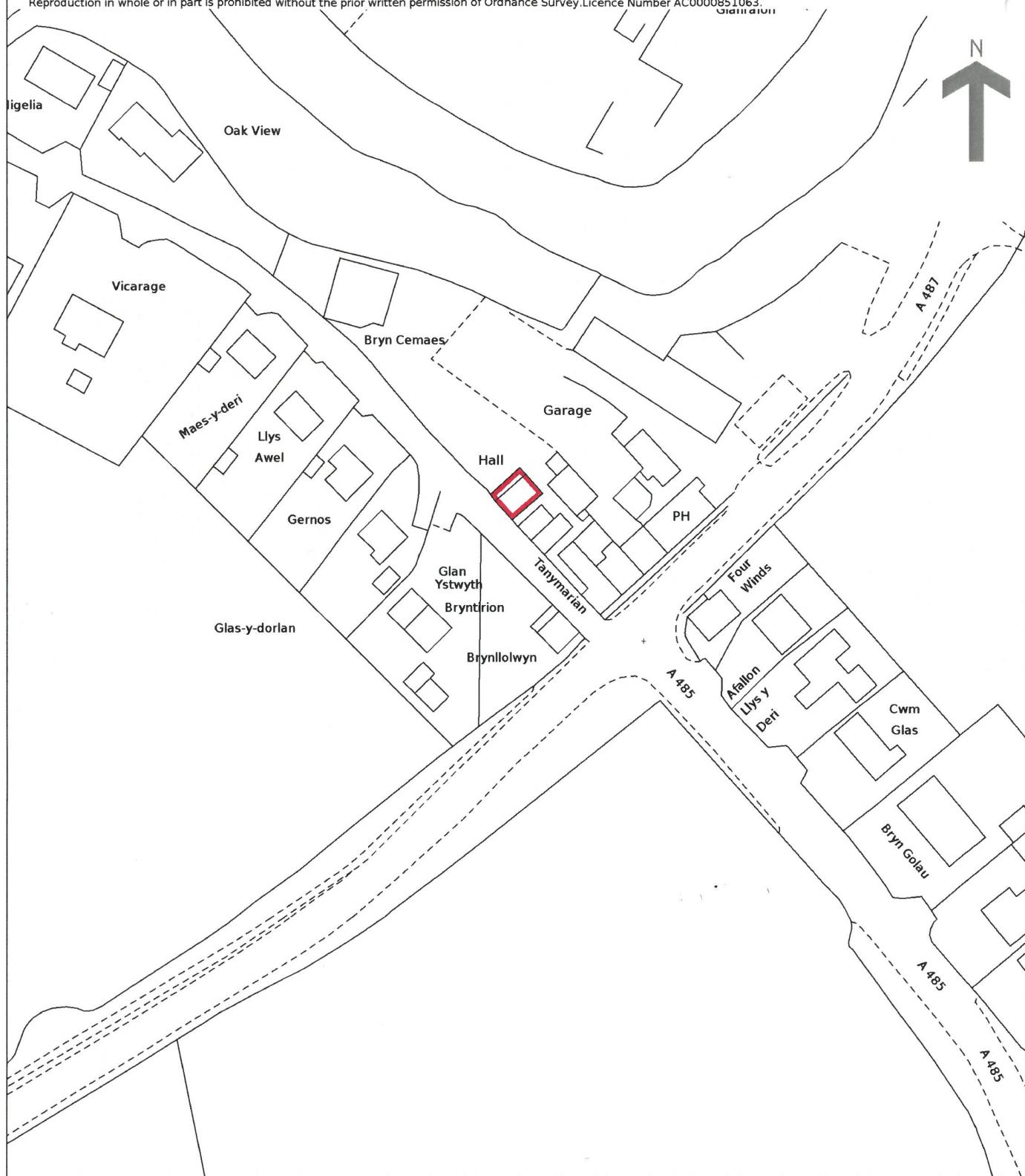
HM Land Registry

Official copy of title plan

Title number **CYM34309**
Ordnance Survey map reference **SN5877NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Freehold Sale of Former Figure 4 Hall, Llanfarian - Purchaser's Covenants

The property shown edged 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; weddings.

The property shall cease to be called Figure Four Hall and St Llwchaiarn's Schoolroom, and shall not be called by any name associated with its former use as a church hall or school room, or with the dedication 'Llwchaiarn'.

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.

Parking Types: No Parking Available.

Heating Sources: Double Glazing.
Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? Yes

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? No



Directions

Travelling on the main A487 Coast road North East from Aberaeron towards Aberystwyth as you reach the Village of Llanfarian turn LEFT just before reaching the former Royal Oak Public House/Hand Car Wash. The property will be located after 100 yards 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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