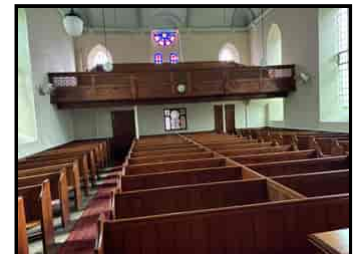


Rare opportunity to acquire a now redundant Chapel with a large area of land in the popular town of St Clears.



Capel Trinity, Station Road, St Clears, Carmarthenshire. SA33 4BL.

£95,000 Offers in Region of
C2322/AM

Detached Victorian Chapel in sizeable parcel of land close to the centre of the town St Clears, 9 miles from Carmarthen. Extensive rear overgrown parcel of land which has potential for being developed subject to consents. The Chapel, 2 storied, traditional built with small cellar together with large meeting/auditorium and separate side vestry with kitchen and dressing room. The property will be sold subject to the usual Religious Covenants.

Freehold for Sale By Private Treaty.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

Description

The placing of Capel Trinity on the open market provides prospective purchasers with the opportunity now of acquiring a redundant and decommissioned religious Place of Worship. The property itself is relatively well maintained, and requires identification for alternative uses if so desired which would be subject to consents being obtained from the Local Planning Authority, Carmarthenshire County Council. The property suits community purposes and alternative religious purpose or any identified other commercial or residential purpose subject to the approval being obtained in advance. The property is traditionally constructed of solid stone rendered elevations in its entirety with slated roof areas thereover. The Chapel incorporates various architectural features with a part barreled ceiling in attractive plasterwork. Fitted pitch pine pews throughout and raised balcony over part of the auditorium which covers the entire ground floor with a raised pulpit area and organ loft with pipe organ in alloy originally manufactured by P. Conacher & Co. Ltd, Huddersfield.

The balcony itself is accessed via two integral staircases with overall sloping pitched pine pew arrangement facing the auditorium.



Ground Floor Auditorium

48' 6" x 29' 4" (14.78m x 8.94m)





Preacher's Preparation room

11' 6" x 9' 7" (3.51m x 2.92m)



Gallery



Sedd Fawr and organ



Side Hall

29' 4" x 12' 7" (8.94m x 3.84m)

Vestry

23' 7" x 15' 6" (7.19m x 4.72m) external access via own entrance porch provides a meeting plus and adjacent



Externally

The property comprises of a level site. There is a burial ground to the front and side which is to be retained over which rights of pedestrian access will be provided to the front of the Chapel to be sold, please refer. The rear curtilage of the Chapel includes access to a lower ground floor cellar being the former boiler room to the Chapel. The property at the rear comprises of a level garden enclosures.

To the immediate rear of the property comprises of two former paddock areas which are now entirely overgrown and partially wooded and are accessed directly from the rear curtilage but also have the benefit of a service lane access that combines to provide a public footpath and public access point to the rear playing fields in Local Authority ownership. From this separate access there is a gated entry to the rear curtilage of the Chapel which perhaps could be re-established to provide formal grounds, gardens or parking/service areas for the Chapel itself.

Path to Sports Fields and rear



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.

TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

RELIGIOUS RESTRICTIVE COVENANTS

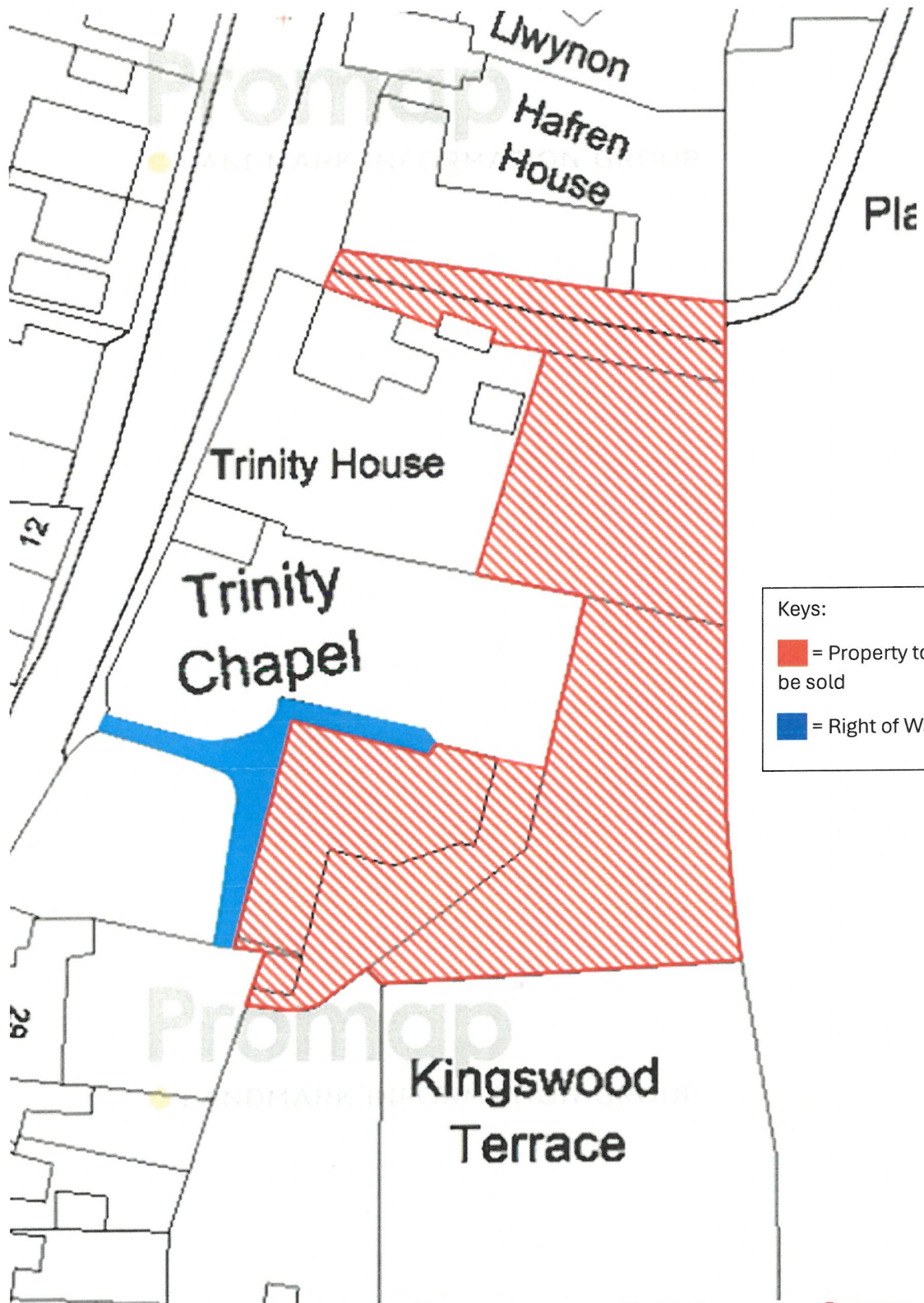
As a former religious building, it is a matter of importance that prospective purchasers note that the property herewithin being offered for sale to be transferred to the prospective purchaser(s) will be subject to restrictive Covenants imposed as follows:-

- (i) To prohibit the manufacture, distribution, sale or consumption of beer, wine, spirits other intoxicating liquors or drugs other than pharmaceutical drugs or for any Club, Institution or Shop, at which intoxicating liquors or drugs other than pharmaceutical drugs are sold or consumed
- (ii) To prohibit the purpose of betting, gaming or wagering
- (iii) To prohibit any purpose which may be or become a nuisance or annoyance to the Transferor (the vendors).

Further details are available on application to the Sole Selling Agents.

Services

Mains Electricity, mains water and mains drainage.



Keys:

- = Property to be sold
- = Right of Way

For Identification Purposes Only

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Ifan Davies, Associate MNAEA Neville Thomas, Associate

www.morganandd Davies.co.uk Morgan & Davies is a trading name of Morgan & Davies Ltd, a Company registered in Wales 11301575

Directions

The property is located in the centre of Station Road, with street parking available, there is potential for rear access and parking from communal right of way and drive to community sports ground.

The property is identified by the Agents 'For Sale' board.
VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493444 or Carmarthen@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'.****



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

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