

**FORMER ST ALBAN'S CHURCH,  
CWMDUAD, CARMARTHEN, SA33 6XJ**

**FORMER CHURCH BUILDING**

# **FREEHOLD CHURCH BUILDING FOR SALE**

GROSS INTERNAL AREA: 82.52m<sup>2</sup> (888.3ft<sup>2</sup>) | £60,000

RURAL LOCATION IN THE VILLAGE OF CWMDUAD | APPROXIMATELY 10 MILES FROM THE TOWN OF CARMARTHEN



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### TENURE

The property is available freehold with vacant possession.

### VAT

All figures are exclusive of VAT, where applicable.

### ASKING PRICE

We have been instructed to seek offers in the region of **£60,000**.

### ENERGY PERFORMANCE CERTIFICATE

The property is exempt from EPC requirements

### CONTACT

For further information and to arrange a viewing please contact  
Glanmor Chartered Surveyors.

**Tel: 01792 439105**

**Email: [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)**



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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, February 2024

Important notice relating to the Misrepresentation Act 1967. Glanmor Property Ltd act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavors to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

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## 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.

## FREEHOLD SALE OF ST ALBAN'S CHURCH, CWMDUAD – 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 Alban's Church and must not be called by any name that is associated with its use as a church or the dedication 'Alban'

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The purchaser must agree:

- 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.