





APPROXIMATE TITLE PLAN

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

FORMER CHURCH BUILDING

LOCATION

The subject property is located within Cwmduad, a small village in Carmarthenshire, West Wales. Cwmduad is located on the A484, just north of Cynwyl Elfed.

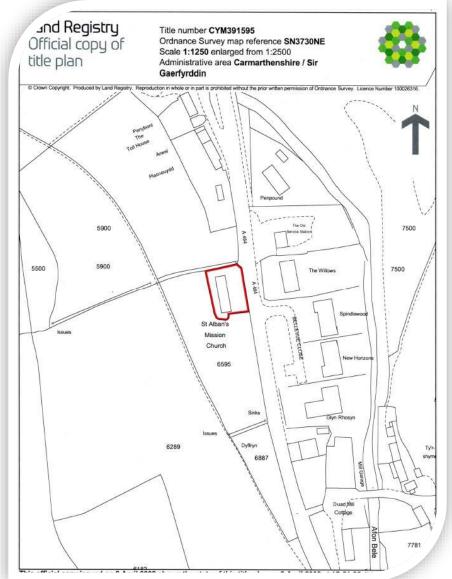
The nearest major settlements are Carmarthen approximately 10 miles to the South and Newcastle Emlyn approximately 10 miles to the North.

DESCRIPTION

The property is a former, purpose-built freehold church building which is not listed. The Church was built in approximately the 1880s. The construction comprises solid stone walls which are mostly rendered, under a timber pitched roof clad with slates. There are mainly uPVC double glazed windows. There is only pedestrian access to the building which is from the main road.

The accommodation comprises an entrance lobby which gives access to the main congregational hall, an office room and an access door to the rear of the building. The building only benefits from electricity, there is currently no provision for sewage or water. The pews and furniture will not be included in the sale.

There is a grassed churchyard to the front of the building with no graves and a pathway to the side leading to the entrance door.







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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.

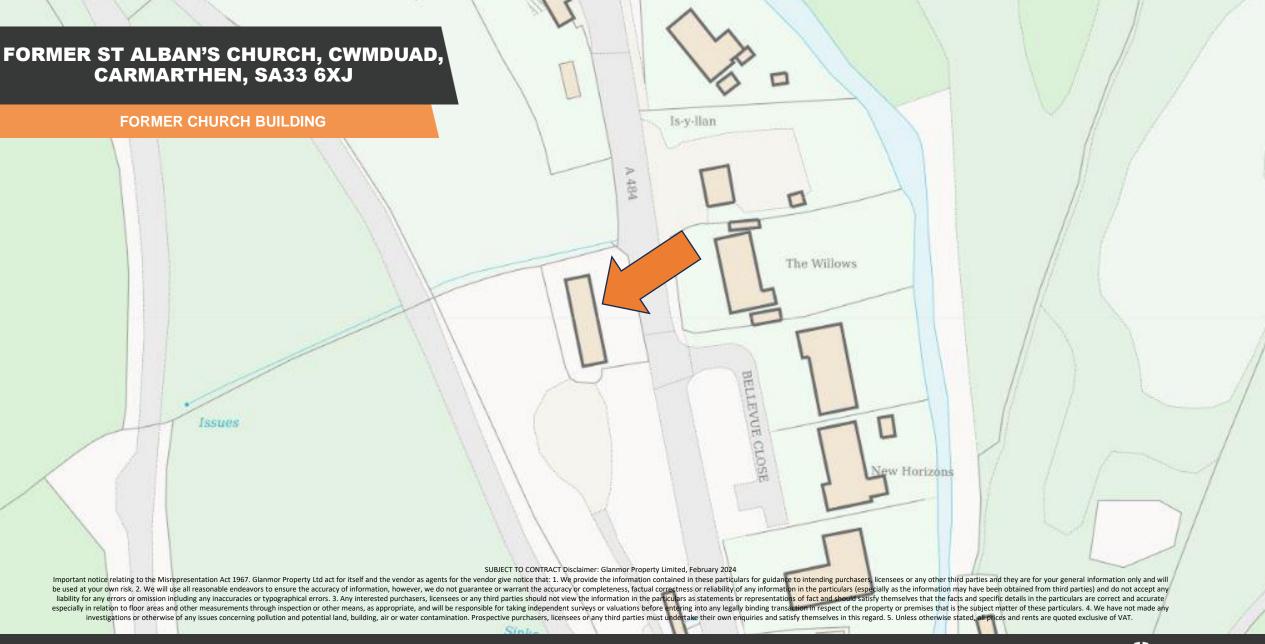
Tel: 01792 439105

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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.
- P 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.

