

**FORMER ST TYDFIL'S WELL CHURCH &
HALL, THE QUAR, MERTHYR TYDFIL,
CF47 8TA**

FORMER CHURCH & HALL BUILDING

FREEHOLD CHURCH & HALL BUILDING FOR SALE

GROSS INTERNAL AREA: 276.4m² (2,975.2ft²) | £40,000 | EXTENSIVE CHURCH & HALL BUILDING

LOCATED IN MERTHYR TYDFIL | APPROXIMATELY 23 MILES NORTH OF CARDIFF



**GLANMOR CHARTERED
SURVEYORS**

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LOCATION

The subject property is located within Merthyr Tydfil, a small town approximately 23 miles north of Cardiff. Merthyr Tydfil is accessed from the A470 and is approximately 12 miles north of Pontypridd.

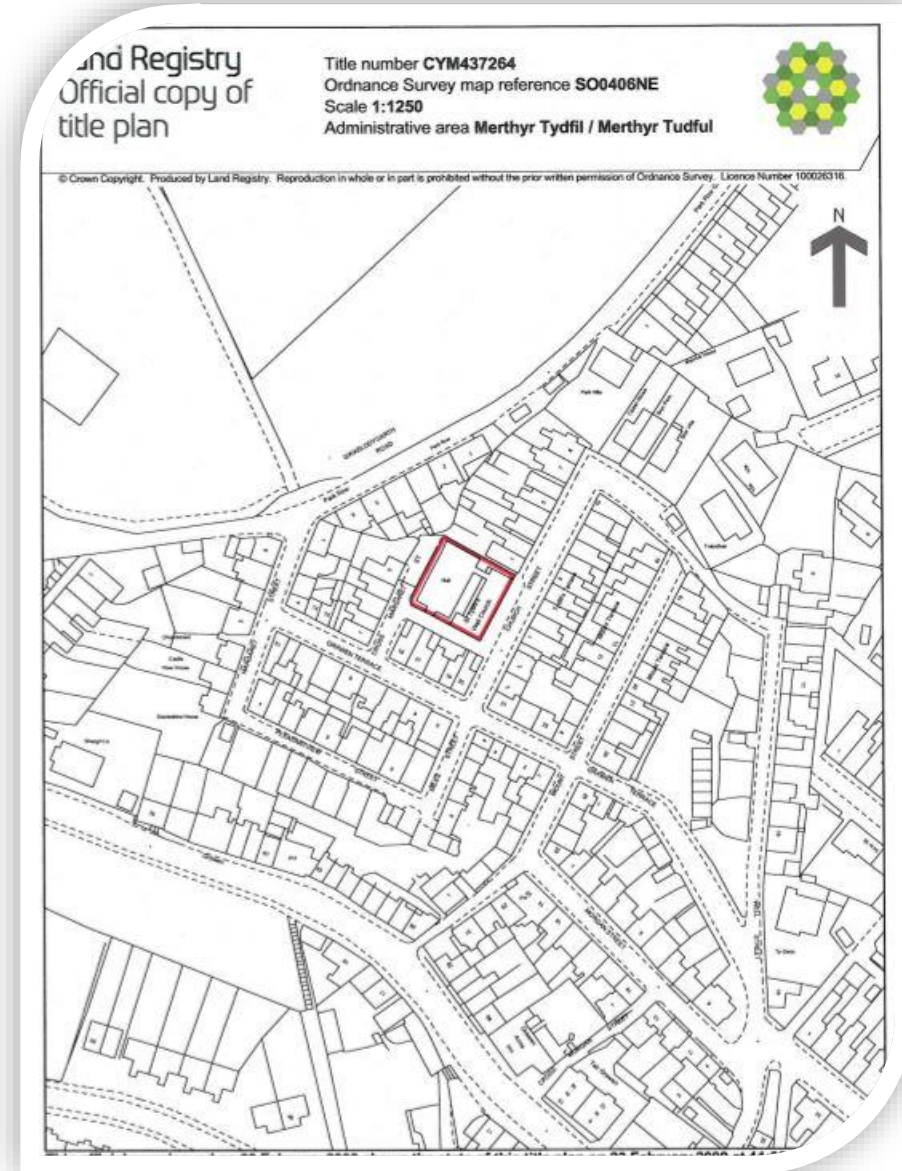
St Tydfil's Well Church & Hall is situated on the corner of Church Street and Cross Margaret Street in the middle of the Quar area of Merthyr which is a mainly residential location.

DESCRIPTION

The property is a former, purpose-built freehold church building & link detached hall which is not listed. The Church was built in circa. 1862 with the hall built at a later date.

The church construction comprises solid stone walls, under a timber pitched roof clad with slates. There are leaded stained-glass windows throughout the church building with external window guards. There is pedestrian access to the building which is from Church Street. The accommodation comprises an entrance lobby leading to the congregation hall. There is a small, raised stage area. A small, enclosed corridor at the rear of the church building leads up to the Hall. The building benefits from electricity. There is a combination boiler in the corridor to the Hall, serving radiators in the church building. There is currently no provision for sewage or water.

APPROXIMATE TITLE PLAN



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DESCRIPTION CONTINUED...

The hall construction comprises a single storey, steel frame building with corrugated metal cladding under a steel truss pitched roof clad with slates. There are timber single glazed windows throughout the hall building. The accommodation comprises entrance lobby accessed from Cross Margaret Street leading to a main hall, WC facilities, kitchen area and small office room. The building benefits from electric, water and gas. There is a separate gas combination boiler serving radiators in the Hall.

Externally, the property is mainly built to the boundary. Where this is not the case there is boundary fencing and there is rear access which is currently gated.



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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 **£40,000**.

ENERGY PERFORMANCE CERTIFICATE

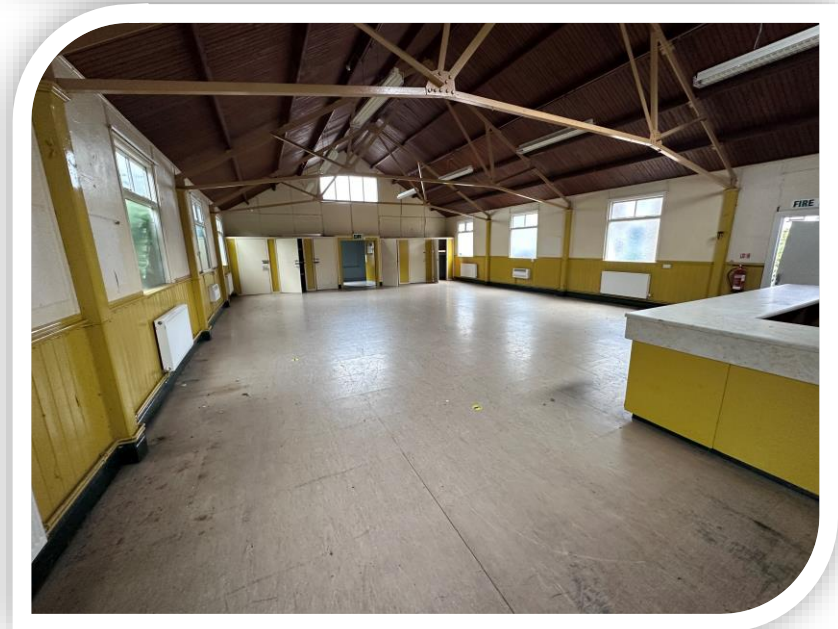
The property is exempt from EPC requirements

CONTACT

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

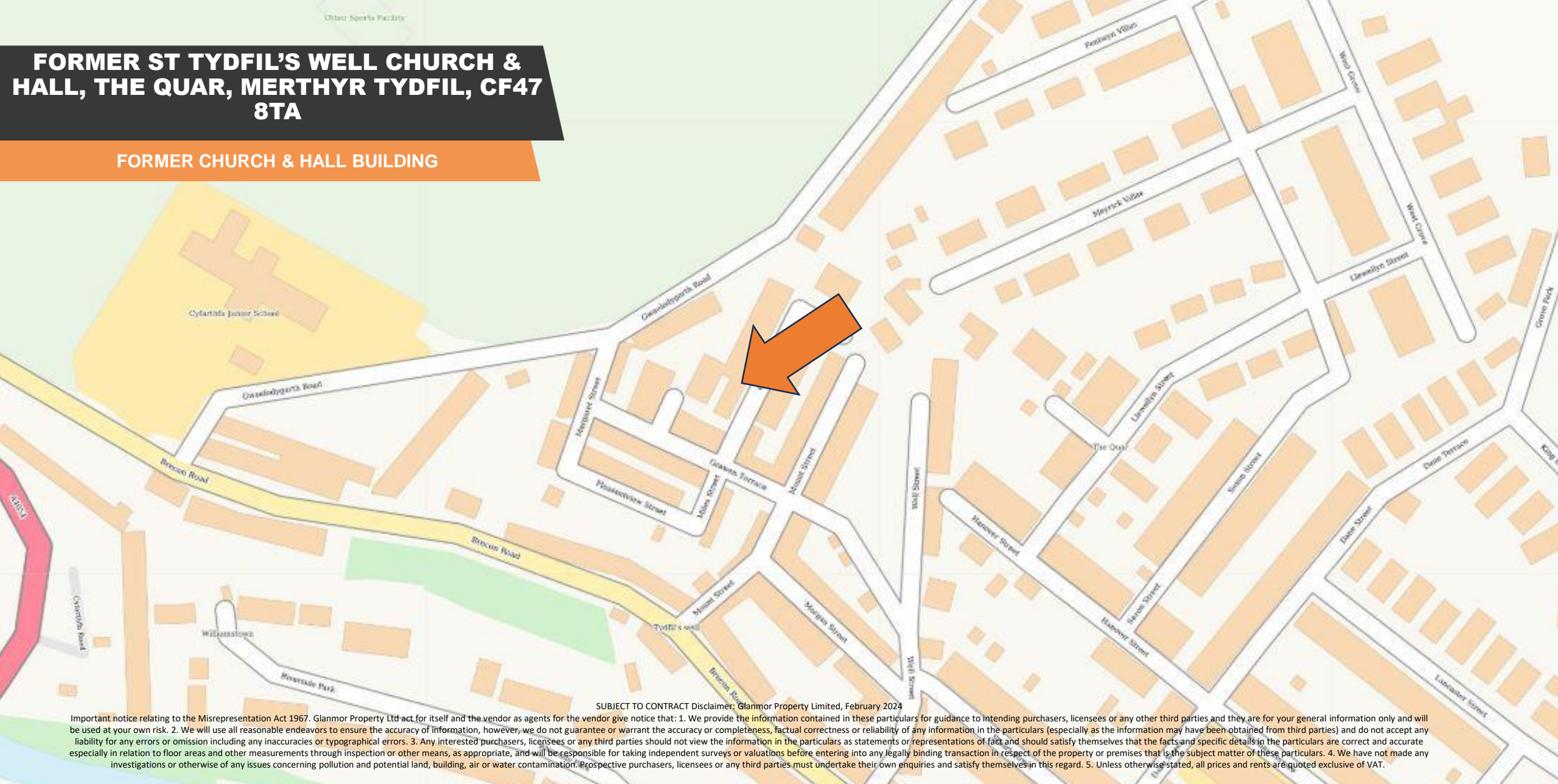
Tel: 01792 439105

Email: info@glanmorproperty.co.uk



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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 TYDFIL'S WELL CHURCH & HALL, MERTHYR TYDFIL – 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 'Tydfil's Well'

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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.