# HENGOED NEWYDD CHAPEL, HENGOED, CAERPHILLY, CF82 7JU

CHAPEL BUILDING




# CHAPEL BUILDING FOR SALE

GROSS INTERNAL AREA: 106.66m² (1,148ft²) | £27,500 | GRADE 2 LISTED CHAPEL BUILDING WITH GRAVEYARD

LOCATED IN HENGOED | APPROXIMATELY 16 MILES NORTH OF CARDIFF

GCS | GLANMOR CHARTERED SURVEYORS

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Cambrian House, Cambrian Place, Swansea, SA1 1RH

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## LOCATION

Hengoed Newydd Chapel, is located in Hengoed, a suburban area in Caerphilly, South Wales. The property is located on Chapel Terrace, a residential road which merges into Hengoed Road which provides access to the hub of Ystrad Mynach directly to the south. Gelligaer Road provides access to the property from Cefn Hengoed in the north.

Maesycwmmer is situated to the east, which is connected to the local area. Northwest lies the village of Tir-y-Berth, while the larger former coal-mining towns of Pengam and Bargoed sit a short distance further up the valley to the north.

## DESCRIPTION

The property is a former, purpose-built freehold chapel which is Grade II listed. The Chapel was built in approximately 1710 and was re-built in 1829.

The construction comprises solid stone which has been rendered to all elevations with a timber pitched roof clad with slate. The windows are timber frame with single glazing throughout and have been boarded for security purposes. The external rainwater goods are mainly uPVC across the whole building with timber fascias and soffits.

## APPROXIMATE TITLE PLAN




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### DESCRIPTION CONTINUED...

The chapel provides a four-window gabled front, with a pair of front entrances. The accommodation comprises two entrance lobbies both giving access to the main congregational hall and stairs leading to the first-floor gallery. There is a kitchen area in the main hall. There is also a storage cupboard and WC facilities to the front of the building located behind the lobbies. The main hall consists of flagstone throughout and has a decorative timber panelled ceiling. There are some electric wall heaters around the ground floor with no other heating in the building. There is a hot water tank in the kitchen area providing hot water. The incoming electrics and board seem to have been updated in recent years.

Externally, the plot size is approximately 0.93 acres which is mainly covered in graves. The graveyard is mainly to the west of the building alongside the road. There is a gated pathway from the pavement leading to the entrance of the chapel. There is currently no off-road parking.





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**TENURE**
The property is available freehold with vacant possession. The graveyard will be sold long-leasehold.

**VAT**
All figures are exclusive of VAT, where applicable.

**ASKING PRICE**
We have been instructed to seek offers in the region of **£27,500.**

**ENERGY PERFORMANCE CERTIFICATE**
The property is exempt from EPC requirements

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

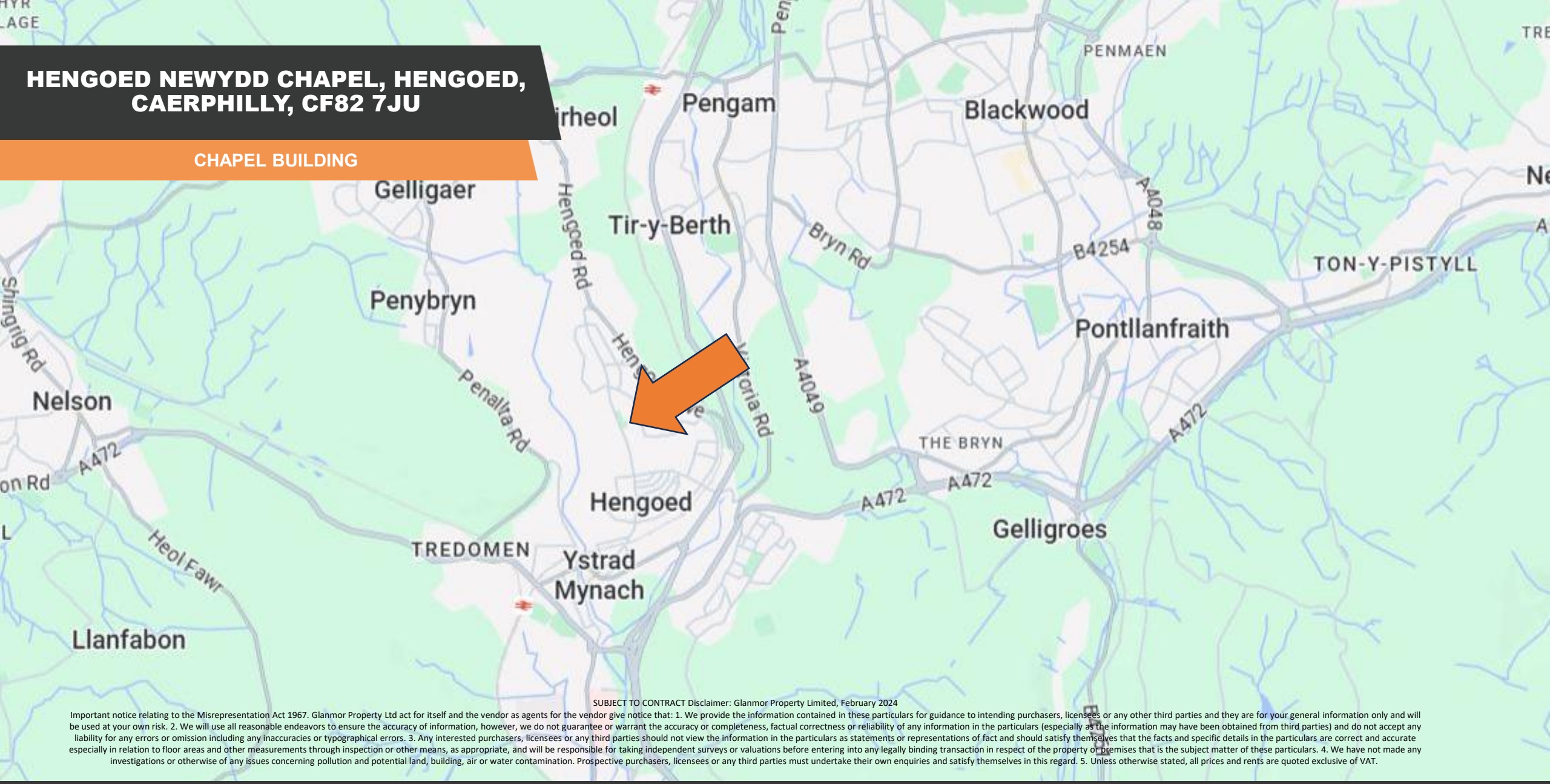
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## CHAPEL BUILDING




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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# DRAFT COVENANTS AND RESTRICTIONS

The sale will be subject to a number of restrictive and positive covenants contained within the transfer documentation, which will be binding upon the purchaser and their successors in title.
In summary, the Chapel **must not** be used:

- For the manufacture, distribution or sale of alcohol;
- As a place of worship;
- For weddings;
- For occult or psychic medium activities;
- As a club or for any use which may cause nuisance or annoyance to neighbouring properties;
- For any immoral, sacrilegious, offensive or noisy purpose.

The purchaser will also be required to change the name of the property and cease using the name **"Hengoed Newydd Chapel"**, or any name associated with its former use as a church or its dedication.

There are also provisions relating to any future removal of stained glass, fonts, altars, organs, bells, wall memorials or plaques, including a requirement to notify the Welsh Baptist Union Corporation Corporation and, where requested, offer such items to them.

## Cemetery

The cemetery is subject to a separate **999-year lease** from The Welsh Baptist Union Corporation Limited. The permitted use of the cemetery is restricted to use as a **graveyard and for the burial and/or commemoration of the dead**. The lease requires the cemetery to remain available for:

- Access by persons wishing to visit memorials and leave floral tributes;
- Burial and interment of human remains;
- The opening of existing graves for the interment of immediate family members, where space permits;
- Funeral services and reasonable access for mourners;
- Vehicular access for funeral processions and machinery required for the excavation of new graves.

The cemetery must be maintained in good condition, including its gates, walls, fences, boundaries, grassed areas, paths and walkways. Memorials must be kept safe and tidy and cannot be moved or removed without the prior written consent of the Welsh Baptist Union Corporation Limited. No buildings, structures or other development may be erected within the cemetery. The cemetery lease also contains restrictions on assignment and underletting. In particular, the cemetery cannot be sold separately from the Chapel and any disposal of the Chapel is required to be accompanied by an assignment of the cemetery lease, subject to the terms of the lease and the Landlord's consent.

**Prospective purchasers are advised to satisfy themselves fully as to the terms and implications of the covenants and cemetery lease. The full legal documentation will be available for inspection by interested parties' solicitors.**

## Welsh Government - Deed of Covenant

The purchaser will be required to enter into a Deed of Covenant with the Welsh Ministers in respect of the property. The obligations apply for the remainder of a **10-year compliance period ending on 8 September 2029**.

The principal requirements include:

- The property must be maintained in a reasonable state of repair and condition.
- The Welsh Ministers must be notified and their consent obtained before carrying out works which may affect the character of the property, including alterations, conversions, additions or improvements.
- The Welsh Ministers must be notified of any proposed sale, exchange, lease for a term of 21 years or more, or gift of the property or any part of it.
- The property must be adequately insured for repair and reinstatement, with evidence of insurance provided to the Welsh Ministers upon request.
- The property must be open to the public to view the interior, with opening times displayed externally.
- The owner must cooperate with the Welsh Ministers, or their appointed consultants, in monitoring compliance with the Deed.

On any future disposal or transfer, the owner must procure that the subsequent purchaser enters into a direct covenant with the Welsh Ministers in respect of any obligations which remain applicable.

A restriction will be registered against the property title preventing a transfer or grant of lease being registered without certification from the Welsh Ministers (or their conveyancer) that the relevant provisions of the Deed have been complied with.

**Prospective purchasers should satisfy themselves as to the full terms and implications of the Deed of Covenant prior to purchase.**