

FOR SALE

On behalf of The Representative Body of The Church in Wales (Registered Charity No. 1142813)



17 st. andrews crescent, c ard iff cf10 3dbt: 029 2064 0055f: 029 2064 0077e: property@rawlinsmadley.co.uk



For identification purposes only

THE FORMER ST LUKE'S CHURCH AND HALL, ST LUKES ROAD, LLWYNCELYN, PORTH, CF39 9TR

- Large Church and Hall occupying an imposing position.
- Potential for conversion or redevelopment of the site for residential purposes (subject to planning permission).
- Popular and established residential location.
- Offers in the region of £75,000 (subject to contract).

Rawlins & Madley for themselves and for vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract:
- all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:
- ii) no person in the employment of Rawlins & Madley has any authority to make or give any representation or warranty whatever in relation to this property
- (iv) all prices and rentals quoted are exclusive of VAT (if chargeable)



LOCATION

The former St Luke's Church occupies a prominent position in the Llwyncelyn area of Porth, approximately ½ mile to the southeast of the town centre. The larger town of Pontypridd and the A470 trunk road are within approximately 4 miles. The M4 Motorway (Junction 32) and Cardiff city centre are within 12 and 16 miles respectively.

DESCRIPTION

The former Church building is of masonry construction under a slated roof, and is understood to have originally been constructed in 1921.

The adjacent Church Hall is of brick/stone construction under a slated roof and comprises split level accommodation, with the Hall located at first floor level. Both buildings are in need of substantial repair and renovation.

The site area extends to approximately 0.32 acre (0.13 hectare) and is shown for identification purposes only on the attached Ordnance Survey extract.

ACCOMMODATION

The Church

Entrance Porth

 $\begin{array}{ccc} \text{Nave} & 35 \text{ft 8ins x 61ft 9ins} \\ \text{Chancel} & 29 \text{ft 10ins x 13ft 3ins} \\ \text{Altar} & 24 \text{ft 2ins x 8ft 4ins} \\ \text{Vestry} & 13 \text{ft 7ins x 13ft 9 ins} \end{array}$

The Hall

Ground Floor

Entrance Lobby, Boiler Room,

Male & Female wcs

 $\begin{array}{lll} \text{Store Room} & & \text{8ft 10ins x 11ft 7ins} \\ \text{Kitchen} & & \text{10ft 9ins x 07ft 0ins} \\ \text{Store} & & \text{11ft 10ins x 13ft 5 ins} \\ \end{array}$

First Floor

Main Hall (overall area approx)

Female wc & Store

28ft 10ins x 90ft 0ins

Committee Room/

Kitchen 18ft 5ins x 19ft 2 ins

External

Sloping lawn, fronting Church with a number of mature trees. Currently no provision for vehicular access on to the site area.

STATUTORY SERVICES

We understand that mains gas, electricity, water and drainage are connected to the property, but interested parties must satisfy themselves regarding the location and capacity of services, and their adequacy to serve any proposed development.

PLANNING POTENTIAL

Interested parties must satisfy themselves regarding any planning potential for alternative use of the property. It is anticipated that subject to appropriate conditions, that the Planning Authority would consider residential use, but we emphasise that prospective purchasers must satisfy themselves in this regard.

TENURE

The property is freehold and will be sold with the benefit of vacant possession throughout. The sale will be subject to the Church in Wales' Standard Terms of Sale which are as follows:

The property shall 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 or use as a club.
- The property shall cease to be called "St Luke's Church" and shall not be called anything expressing or implying it to have or to have once had any ecclesiastical connections or to the dedication of 'Luke.'



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 surveying and legal fees or any other reasonable costs incurred as a result of any variation, licence or contract relating to any of the above conditions.

BASIS OF SALE

Subject to contract, offers in the region of £75,000 are invited for the freehold interest in this property.

As a registered charity (registered charity number: 1142813) the seller is required to obtain best value in all disposals of property in line with the provisions of the Charities Act 1993. A period of full marketing (usually at least six weeks) will be required and any offers should be made in writing directly to the selling agent. The seller is required to ensure that any terms are endorsed by a chartered surveyor as being in accordance with the 1993 Act. To satisfy the Act's best value requirement the seller must consider offers until contracts of sale have been exchanged. The quoted asking price is a guide and interested parties should submit the best offer they are prepared to make.

VAT

The vendor has not elected to charge VAT on the proceeds, but reserves the right to do so.





VIEWING & FURTHER **INFORMATION**

The general site area can be viewed from the adjacent road. Access to the site and buildings must be formally arranged with the selling agent. It is anticipated that a number of specific viewing days will be arranged, and all parties who have registered their interest in the property will be informed of the viewing arrangements.

For further details please contact:

Rawlins & Madley Chartered Surveyors 17 St Andrews Crescent Cardiff CF10 3DB

Contact: Tel:

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Email:

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SUBJECT TO CONTRACT

02/2015/F2196



Land Registry Official copy of title plan

Title number CYM430815
Ordnance Survey map reference ST0391SW
Scale 1:1250 enlarged from 1:2500
Administrative area Rhondda Cynon Taff / Rhondda
Cynon Taf





This official copy issued on 23 December 2008 shows the state of this title plan on 23 December 2008 at 13:04:23. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Wales Office.

