



Blaenau Ffestiniog

Former St Michael's Church, Llan Ffestiniog, Blaenau Ffestiniog,

For Sale: Price £40,000



Location

The Former St Michael's Church provides a wonderful opportunity to purchase a stunning Church located within the Snowdonia National Park : an area of Outstanding Natural Beauty which provides almost unlimited scope for outdoor recreation including walking, climbing, canoeing and sailing. It is located in the small village of Llan Ffestiniog, only a few miles from the coastal town of Porthmadog which provides a vast range of High Street shops, supermarkets, pubs, restaurants and is also home to the world famous Ffestiniog Railway. Nearby is the well-known Italianate village of Portmeirion and within a short car journey is a most spectacular coastline with arguably some of the very best beaches in the United Kingdom. Just along the coastline on the Llyn Peninsula there is the historic town of Criccieth and the market town of Pwllheli which is famous for its marina, hosting many sailing regattas throughout the year.

Description

The property comprises the former St Michael's Church, in the rural village of Llan Ffestiniog in the south of Gwynedd. The Church which is Grade II listed, benefits from panoramic countryside views. The graveyard to the north, east and west of the property does not form part of the sale. The property may be suitable for alternative uses subject to the necessary planning and listed building consent. The property currently falls within Class D1 of the Classes Order which includes places of worship, clinics, health centers, crèches, day nurseries, day centers, schools, art galleries (other than for sale or hire), museums, libraries, halls, church halls, law court, non-residential education and training centers.

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Accommodation

The premises provide the following approximate areas/dimensions:-

Accommodation	Metric	Imperial
Entrance Hall	15.41 m ²	165 ft ²
Church	346.75 m ²	3732 ft ²
Vestry	10.80 m ²	116 ft ²
Overall	563.95 m²	6070 ft²



Sale

The premises is for sale at a price of £40,000.

Rates

The property is exempt from Business Rates as it was a place of worship.

Dafydd Hardy gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the assignee should make their own enquires with the Local Rating Authority to confirm the figures quoted are correct.

E. P.C.

The property is exempt from the commissioning of a Non-Domestic Energy Performance Certificate as it was a place of worship.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

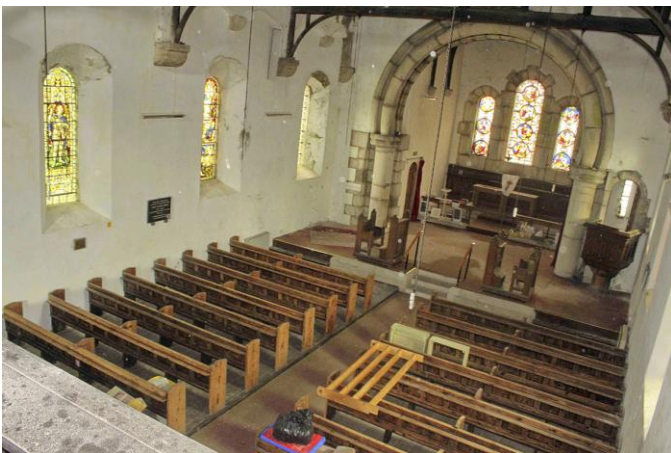
VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

Viewing

All arrangements to view the premises are strictly by prior arrangement with Dafydd Hardy.

Subject to Contract



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Freehold Sale of Former St Michael's Church, Llanffestiniog – Purchaser's Covenants

The property shown edged red 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; use as a club or any use which may cause nuisance or annoyance to the use of the retained land; civil weddings.

The property shall cease to be called St Michael's Church and shall not be called by any name that is associated with its use as a church or the dedication 'Michael'.

The purchaser shall agree:

- Not to interfere with the use of the retained churchyard or to interfere with any legitimate visitors. It shall be the vendor's decision as to who is a legitimate visitor. (Access to any retained churchyard is not permitted except where there is a right of way granted or a licence for access to maintain has been granted).
- Not to alter or demolish the property without the written permission of the vendor and if agreed to acquire all appropriate permissions and consents including those required under acts of parliament or statutory instruments whether national or local. The purchaser shall copy full details of any planning or listed building application to the vendor at the time such an application is submitted.
- To give the vendor notice of any listed building consent application to remove where present any wall memorials or plaques from the property and, if permission is granted, the items shall be offered to the vendor. The vendor shall have three months from the date of the decision notice to respond and retrieve the items.

The purchaser shall be granted a right of way along the area coloured yellow.

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.

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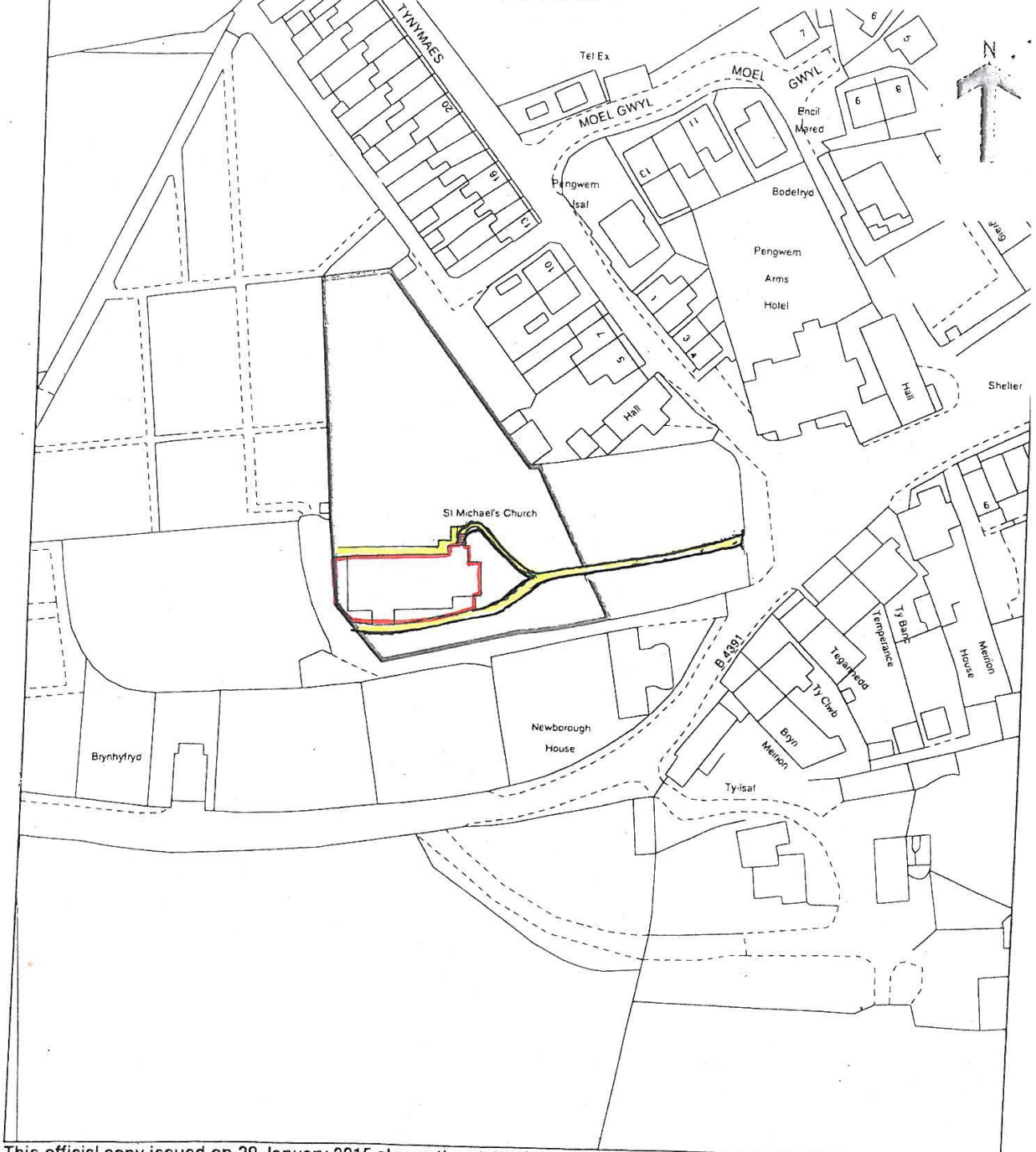
Land Registry
Official copy of
title plan

Title number **CYM357910**
Ordnance Survey map reference **SH6941NE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Gwynedd**

FILE 11/11



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This official copy issued on 29 January 2015 shows the state of this title plan on 29 January 2015 at 16:02:48. 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. This title is dealt with by Land Registry, Wales Office.

