



## Capel Salem Ty Capel, Cyffylliog, Ruthin LL15 2DN Guide Price £100,000

A large imposing substantial detached Welsh Chapel of character situated within the rural village of Cyffylliog with direct road frontage being situated 4.5 miles from the Market Town of Ruthin and 6.5 miles from the Market Town of Denbigh. The property stands on a large site having development potential subject to all necessary consents.

**FOR SALE BY INFORMAL TENDER**

**Tenders Close at 12 noon on Wednesday 7th February, 2024**

**The sale of this property is conducted through our Denbigh Office (Tel No : 01745 812049)**



## GENERAL REMARKS

### SITUATION & DIRECTIONS

The property is situated within the sought after village of Cyffylliog being convenient for travelling to neighbouring towns and villages for local amenities to include post office, primary, secondary schools, public houses together with regular transport services.

From our Ruthin office take the first exit off the roundabout onto to the A525 (Denbigh Road) then take a right turn onto the B5105 towards Cerrigydrudion, proceed along this road and take the second exit off the roundabout. Turn right signposted Cyffylliog and continue on this road for approximately 3 miles until you reach the village, pass the village primary school on the left hand side, up the hill after passing the Red Lion Public House the Chapel can be found on the left hand side.



### DESCRIPTION

We are proud to offer for sale a fine example of a detached Welsh Chapel being within close proximity of the Market Towns of Ruthin and Denbigh which affords all amenities. Within the area are ample activities for all the family. The interior of the chapel remains intact with pews and pulpits still in place. There are many excellent examples of chapel conversions within North Wales and Capel Salem offers someone a rare opportunity to acquire a challenging yet rewarding project subject to all planning consents and approvals. The large site upon which the chapel sits on is a very desirable attribute which may provide a wealth of opportunities subject to all necessary consents. We highly recommend viewing to fully appreciate the character, floor area and substantial site on offer.

### ACCOMMODATION

The accommodation briefly comprises :-

#### PORCH

#### MAIN CHAPEL

53'1" x 36'0" (16.19m x 10.99m)

A spacious hall to include fixed pulpit and pews with suspended timber flooring door to



#### HALL

With timber floor, store room and electric meter, downstairs to

#### GROUND FLOOR

With fire exit access to outside.

#### VESTRY NO 1

18'3" x 17'7" (5.58m x 5.38m)

A spacious room with timber floor, central heating radiator and feature fireplace.



#### KITCHEN

17'1" x 11'8" (5.21m x 3.58m)

With floor unit and stainless steel sink unit, vinyl floor, fireplace and access to outside.



#### VESTRY NO 2

36'4" x 19'9" (11.09m x 6.04m)

A spacious room with under stairs storage and tiled floor together with access to outside.



#### OUTSIDE

With boiler room and pedestrian side access providing former stables. Spacious grounds which provide ample parking area and outside toilet together with court yard to the front. There are no burial grounds within the curtilage.





**CHAPEL HOUSE**  
FRONT ENTRANCE

**FIRST FLOOR**

**KITCHEN**

19'6" x 11'2" (5.96m x 3.41m)

With red quarry tiled floor, stainless steel sink unit with mixer taps, base units with worktop, open fireplace and door to side aspect.

**LOUNGE**

12'2" x 11'3" (3.72m x 3.45m)

With open fireplace, open beam ceiling, electric meter, vinyl flooring and stairs to ground floor, door to :-



**HALL**

With sink.

**PANTRY**

9'3" x 4'0" (2.83 x 1.22m)

**LIVING ROOM**

12'10" x 11'10" (3.93m x 3.61m)

Having an open fireplace with vinyl floor covering.



**SECOND FLOOR**

**LANDING**

With access to loft.

**BATHROOM**

9'3" x 8'7" (2.84m x 2.63m)

To include a low level wc, panelled bath, sink and laminate flooring.



**BEDROOM 1**

12'11" x 11'6" (3.95m x 3.51m)

A spacious room with open fireplace and vinyl floor covering.



**BEDROOM 2**

12'3" x 11'6" (3.75m x 3.53m)

With open fireplace and laminate floor covering.



**OUTSIDE**

Small courtyard to the front.

## **SERVICES**

We are given to understand that mains electricity and water serve the property and includes septic tank drainage and oil fired central heating. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

## **TENURE & POSSESSION**

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

## **VIEWING ARRANGEMENTS**

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

## **MODE OF SALE**

The property is offered for sale by Informal Tender. All tenders should be submitted on the form attached to this brochure and should be received at Clough & Co, 45 High Street, Denbigh, LL16 3SD in a sealed envelope marked "CAPEL SALEM". All tenders must be received at our Denbigh office by 12 noon on Wednesday 7th February, 2024.

## **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

## **TOWN & COUNTRY PLANNING**

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

## **PLANS & PARTICULARS**

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

## **IMPORTANT**

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

## **DISPUTES**

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans or the interpretation of any of them the questions shall be referred to the arbitration of the Selling Agents, Clough & Co, whose decision acting as the Vendor's Agents shall be final.

## FORM OF TENDER SUBJECT TO CONTRACT

Please forward this tender form in a sealed envelope to Clough & Co,  
45 High Street, Denbigh, LL16 3SD marked 'CAPEL SALEM by 12  
noon on Wednesday 7<sup>th</sup> February, 2024

I/We (Full Name(s)) .....

of (Address) .....

(Tel No) .....

Offer to purchase Capel Salem, Ty Chapel. Cyffylliog, Ruthin, LL15 2DN

from the vendors (subject to contract) at the price of .....

.....pounds sterling

(£.....)

In addition to being subject to contract my/our offer is conditional to :-

1. Loan/Mortgage ..... Yes/No\*
2. The completion of the sale of an existing property ..... Yes/No\*  
If Yes, please state :-  
The address of the property .....  
a) Contracts have been exchanged in the sale of this property..... Yes/No\*  
b) An offer have been accepted, subject to contract, but contracts not been exchanged..... Yes/No\*  
c) The property is being marketed for sale by an Agent but no offer is presently accepted... Yes/No\*  
d) The Estate Agent involved in selling my/our property is (Name & Address please) :- .....
3. Any additional conditions, please specify .....

My/Our Solicitors are :-

Name .....

Address .....

Ref .....

**IF A OFFER IS SUBMITTED WOULD ALL THE OFFERORS PLEASE SIGN & COMPLETE THIS FORM**

Signature (s) ..... Date .....

Name (s) in Capitals .....

\* Authorised Representative on behalf of (Partnership/Company/Not Applicable) .....

\* Status (Partner/Director/Not Applicable)

\* Delete as appropriate

