

**SOAR BAPTIST CHAPEL,
LLANFIHANGEL NANT BRAN, POWYS,
LD3 9LT**

GRADE II LISTED FORMER CHAPEL BUILDING

FREEHOLD CHAPEL BUILDING FOR SALE

GROSS INTERNAL AREA: 70.18m² (755.41ft²) | £45,000

RURAL LOCATION APPROXIMATELY 8 MILES FROM THE TOWN OF BRECON



GLANMOR CHARTERED
SURVEYORS

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LOCATION

The subject property is located within Soar, a small hamlet consisting of a handful of dwellings, on the fringe of Llanfihangel Nant Bran which is a small village lying next to the Nant Bran river in Powys, Wales. Llanfihangel Nant Bran is approximately 8 miles north west of Brecon Town and sits just outside the Bannau Brycheiniog (Brecon Beacons) National Park.

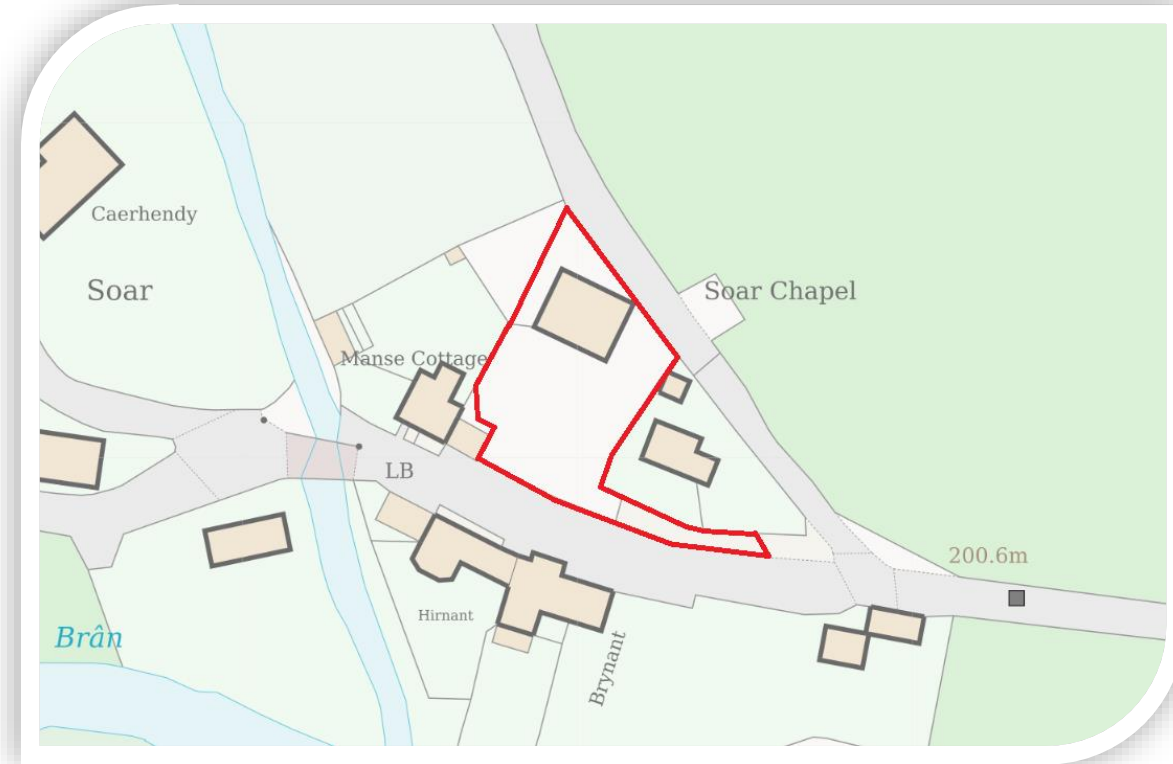
DESCRIPTION

The Chapel is Grade II listed. The construction comprises solid stone walls which are rendered, under a timber pitched roof clad with slates. There are timber single glazed windows throughout and original flagstone floor throughout. The accommodation comprises a main congregational room only, with a stepped seating area with fixed pews and raised pulpit in situ. The building benefits only from electricity, there is currently no provision for sewage or water.

Externally, there is a grassed area to the front which is mainly covered with graves and a pathway along the boundary leading to the entrance door. There is a stone boundary wall to the front which is covered in vegetation with the remaining boundaries bounded by a hedge.

There is only pedestrian access to the building which is from the main road past a small cottage to an entrance gate. Approximately 20m walkway. Externally, there is a graveyard which is to be maintained by the purchaser with ongoing access provided.

APPROXIMATE TITLE PLAN



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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 **£45,000**.

ENERGY PERFORMANCE CERTIFICATE

The property is exempt from EPC requirements

CONTACT

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

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