



Commercial

**hrt**  
herbert r thomas

incorporating  
**rawlins  
& madley**

FOR SALE on behalf of The Representative Body  
for the Church in Wales (registered charity  
number 1142813)

FORMER ST BARUCH'S CHURCH

Phyllis Street, Barry Island,  
Vale of Glamorgan,

CF62 5US

[hrt.uk.com](http://hrt.uk.com)

# Former St Baruch's Church, Phyllis Street, Barry Island CF62 5US

Guide Price: Offers in the region of  
£90,000 Subject to Contract

On behalf of The Representative Body for  
the Church in Wales (registered charity  
number 1142813)

- Former Church occupying a prominent  
position in an established residential  
location
- Conversion/redevelopment potential
- Good access to all facilities and Barry  
town centre



## Location

For Sat Nav users: Postcode CF62 5US

The property fronts onto Phyllis Street and is flanked by Archer Road. The immediate surrounding area is residential in character. The Church is located on the northern side of Barry Island approximately half a mile from it's centre which comprises a number of attractions, restaurants and various retail units.

Barry town centre is within approximately 1.5 miles, access to which has been improved by the opening of a new road through the former docks area of Barry (forming part of Ffordd y Mileniwm) which has successfully been redeveloped for residential purposes. A new Asda supermarket is located within walking distance. Local train and bus services are conveniently available.

## Description

The property comprises a brick built Church with pitched tiled roof believed to have been constructed during the 1950's. A flat roof to the side projection appears to have been added at a later date in order to provide kitchen facilities.

The site extends in total to 0.052 acres (0.021 hectare). There is currently no parking provision within the site, although on street parking is available. Barry Island Primary School is situated on the opposite side of Phyllis Street.

The property/site would suit a variety of occupiers and offers development opportunities subject to obtaining the relevant planning permission

## Accommodation

The principal pedestrian access is obtained from Phyllis Street and the internal accommodation is summarised as follows:

Entrance Porch:	31.58sq.ft. (2.93sq.m.)
Main Area:	950.63sq.ft. (88.31sq.m.)
Kitchen:	285.18sq.ft. (26.49sq.m.)

Small external amenity area and side passage.

## Services

It is understood that all main services are available to the property.

Space heating is provided by means of a gas fired central heating system with radiators located throughout the church area and kitchen (not tested).

All interested parties must satisfy themselves regarding the location and capacity of all services and sewers, and their adequacy to serve the property.

## Tenure

Freehold held under Title CYM522303 with Vacant Possession.

The sale will be subject to the Church in Wales standard terms of sale as set out in the attached appendix entitled "Freehold Sale of Former St Baruch's Church, Barry Island - Purchaser's Covenants".

As a registered Charity (Registered Charity number 1142813) our client is required to obtain best value in all disposals of property in line with the provisions of The Charity Act 2011 and to ensure that terms are endorsed by a Chartered Surveyor as being in accordance with the Act.

The quoted asking price is a guide and interested parties should submit the best offer they are prepared to make. In accordance with our client's charitable status, the property may remain on the open market until Exchange of Contracts; Our clients reserve the right to consider any other offer which is forthcoming.

## Guide Price

Offers in the region of £90,000 (Subject to Contract).

The property is offered for sale by private treaty.

## VAT

All figures quoted are exclusive of VAT.

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

## Legal Costs

Each party is to be responsible for payment of their own legal costs incurred in the transaction.

## Anti-Money Laundering (AML) Regulations

The successful purchaser will be required to provide relevant information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

## Rateable Value

The property is not registered for Rating Purposes with the Valuation Office.

Interested parties are advised to make their own enquires to the Vale of Glamorgan Council Business Rates Department.

## EPC

No EPC - Church premises exempt

## Planning

We are informed that the building is not listed and does not lie within a conservation area. Interested parties must satisfy themselves regarding any planning potential for alternative use or redevelopment of the property.

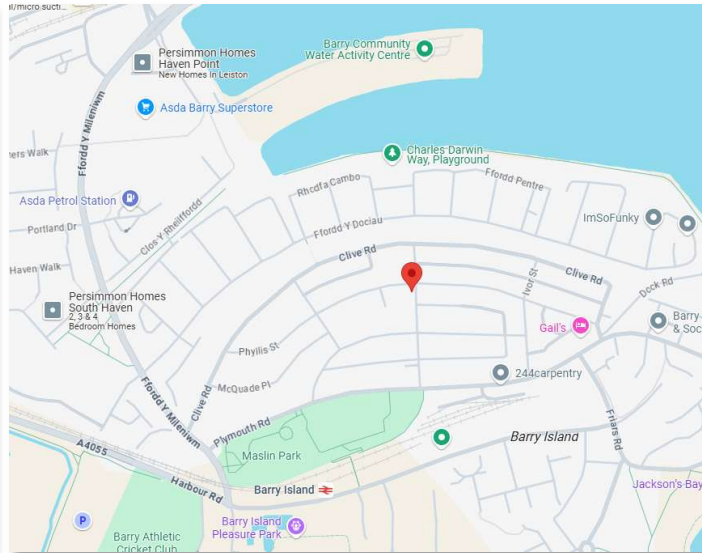
## Viewing Arrangements

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

Contact: Jeremy Rawlins  
Tel: 02922 671555  
Email: jeremyrawlins@hrt.uk.com

[hrt.uk.com](http://hrt.uk.com)





## Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: Jeremy Rawlins

Tel: 02922 671555

Email: [jeremyrawlins@hrt.uk.com](mailto:jeremyrawlins@hrt.uk.com)

[hrt.uk.com](http://hrt.uk.com)

## Commercial

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These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

### **Freehold Sale of Former St Baruch's Church, Barry Island – Purchaser's Covenants**

The property shown edged red on the plan must 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 vendor; weddings.

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

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.