



Commercial

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incorporating
**rawlins
& madley**

FOR SALE
Zoar Chapel
Greenway Road
Bonvilston
Cardiff
CF5 6TR

hrt.uk.com

Zoar Chapel, Greenway Road,
Bonvilston,
Cardiff, CF5 6TR

Guide Price: £175,000



Location

For Sat Nav users: Postcode CF5 6TR

The property is situated outside the village of Bonvilston, in the Vale of Glamorgan, positioned between the affluent market town of Cowbridge and Cardiff.

The village of Bonvilston is developed in a linear patten, to the north and south of the A48, one of the principal thoroughfares leading to Cardiff city centre from the west.

Bonvilston offers a local village shop, a public house, a reading room and falls within the catchments of St Nicholas Church in Wales primary school and Cowbridge Comprehensive School.

The subject property is situated a short distance west of Bonvilston, with the chapel positioned on the western side of Greenway Road.

Description

The property comprises a period detached chapel understood to date to around 1835.

Subject to obtaining the necessary planning permission, the property would be suitable for a variety of commercial uses or conversion to residential.

Externally, a curtilage surrounding the building will be included along with rights to park two vehicles on the opposite side of the road. The adjoining graveyard and small detached ancillary stone building (shaded yellow) will be fenced off and retained by the Presbyterian Church of Wales.

Accommodation

Ground Floor:

Nave	92.65m ² (997ft ²)
Chancel	11.73m ² (126ft ²)
Lower Nave	28.99m ² (312ft ²)
Kitchen	9.42m ² (101ft ²)
Principal Entrance Hall	13.66m ² (147ft ²)
Side Hall	5.53m ² (60ft ²)
WC	2.04m ² (22ft ²)

First Floor:

Mezzanine Gallery	25.36m ² (273ft ²)
Total:	189.39m² (2,039ft²)

All measurements are approximate and on a Net Internal Area (NIA) Basis.

Services

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

Price

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The property is offered for sale by private treaty.

Tenure/Title:

The chapel, grounds/graveyard and detached ancillary building to the rear are held on a leasehold title under Title Number CYM305582 for a term of 999 years from 1 May 1835.

The graveyard area shaded yellow will be retained by the Presbyterian Church of Wales.

The property will be sold subject to the Connexional Covenants, a copy of which is available on request.

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.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

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

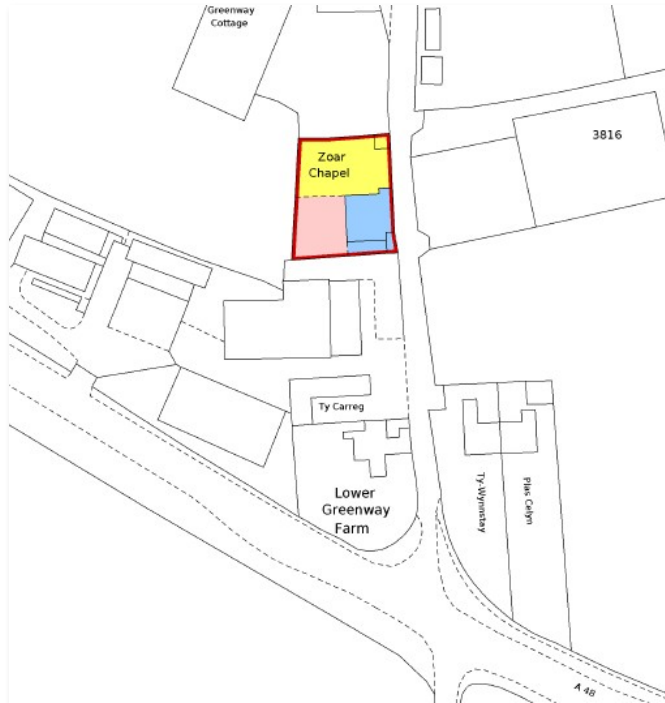
Rateable Value

We have been unable to identify the property on the Valuation Office Agency's website.

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

EPC

The property is exempt as a place of worship.



Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: James Mordecai

Tel: 02922 671555

Email: jamesmordecai@hrt.uk.com

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& madley**

11-12 Jellicoe Court, Atlantic Wharf,
Cardiff, CF10 4AJ
02922 671555
sales@hrt.uk.com

hrt Est. 1926



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.