



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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## Old School House, Cwm, Dyserth, LL18 5SG

- For Sale By Informal Tender
- Former Old School
- Development Potential Subject PP
- 12 noon Friday 27th September 2024
- Stunning Views
- Rural Location

**\*\*\*TENDER DEADLINE HAS PASSED AND OFFERS ARE BEING CONSIDERED - NO MORE VIEWINGS AT THIS TIME\*\*\***

Jones Peckover are delighted to offer this Former Church Hall situated in the popular village of Cwm. The village lies below Mynydd y Cwm boasting an elevated position and benefiting from fantastic panoramic views across the Vale of Clwyd.

The property is stone built under a slate roof and comprises of a large hall space with kitchen off, W.C facilities lie off the entrance hall. Outside lies a small pathway to the front and rear with boundary wall.

A property of perfect location offering endless scope to include diversification subject to the necessary planning permission being obtained.

Viewing is highly recommended.

Tenders to be submitted by no later than 12 noon on Friday 27th September 2024.

#### ENTRANCE HALL

Entrance is through a uPVC double glazed door into the reception hall. Off the hall is a cloakroom fitted with W.C and pedestal wash hand basin with uPVC double glazed windows to side elevation. Entrance into the main hall is accessed off the reception hall.

#### HALL

The room is bathed in light from 5 uPVC double glazed windows to front and rear elevation. Original vaulted beamed ceiling and half wooden panelling to all walls. Wall mounted heaters and suspended lighting.

#### KITCHEN AREA

Galley kitchen fitted with a base unit housing a stainless steel sink and drainer. Shelving and worktop space. Electric cooker 3 x uPVC double glazed windows to side and rear elevation. Small electric heater fitted to wall. Tiled splashback, power points and fluorescent strip light.

#### OUTSIDE

The property is set back from the road and is behind a 3ft stone wall. The pathway to the property is of concrete and currently has a fixed ramp to the front entrance. To the rear of the property is a pathed area lined with a 3ft stone wall.

#### SERVICES

Mains electricity, water and drainage are connected to the property. The water supply pipe that serves the property is shared with the adjoining cottages, and runs under the Church Hall site. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

#### VIEWING

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND MUST BE ACCOMPANIED BY THE SELLING AGENTS. ACCESS TO THE PROPERTY IS NOT PERMITTED WITHOUT PRIOR APPOINTMENT. Please note that neither we nor the Vendors will be held liable for any injuries which may be sustained whilst viewing and that no insurance claims may be brought against the Vendors or ourselves.

#### PURCHASER'S COVENANTS

The property shown edged red on the plan must not be used for:

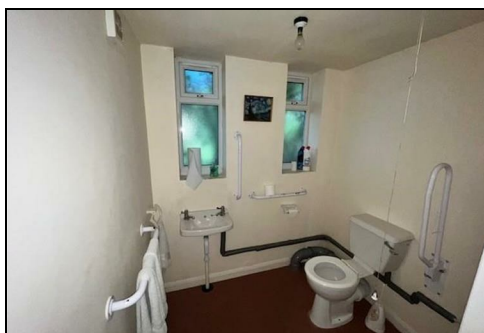
Manufacture, distribution or sale of alcohol.

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 or the use of any retained land where present; weddings.

The property shall cease to be called Ss Mael & Sulien Church Hall and shall not be called by any name associated with its use as a church hall or the dedication Ss Mael & Sulien.

The purchaser must not make or suffer or allow to be made any complaint or bring action about the noise or



disturbance caused by the ringing of any bell or bells in the neighbouring church vested in the Transferor. 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.

#### REGISTERED CHARITY NOTE

In accordance with our client's charitable status (Registered Charity Number: 1142813), 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. N.B. This property will be sold subject to our client's standard covenants, further details of which are available upon request".

#### METHOD OF SALE

The property is being sold by informal tender. Tenders are to be submitted in sealed envelopes with the name of the property clearly marked on the front, by no later than 12 noon on Friday 27th September 2024. Tender forms are available from our Denbigh office.

#### VENDORS SOLICITORS

Richard John of Alun Thomas and John Solicitors, 17 Eastgate Aberystwyth SY23 2AR  
Tel: 01970 615900

#### MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

#### IMPORTANT INFORMATION

The water supply pipe at the property is shared with the adjoining cottages, and runs under the Church Hall, for further information, please take note of the information

supplied in the Auction Pack. It is the responsibility of the potential purchaser to carry out their own research and due diligence.

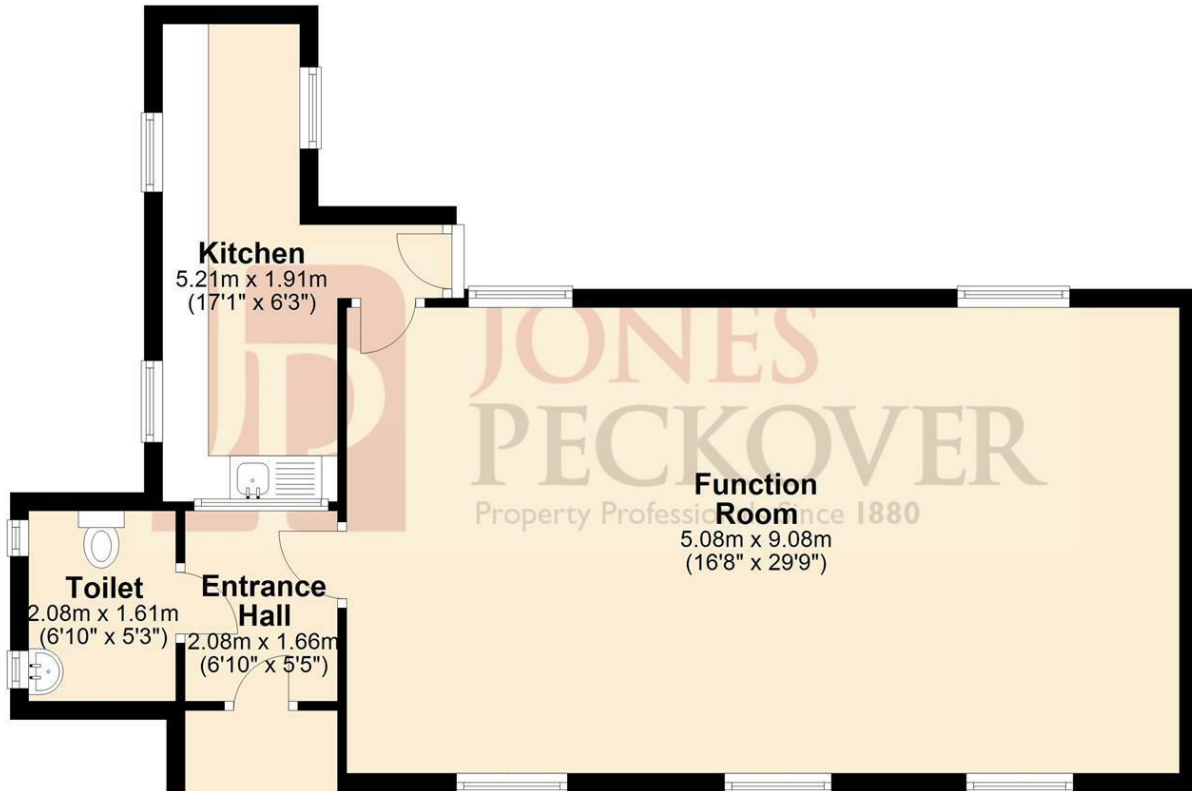
#### MISREPRESENTATION ACT

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### Ground Floor

Approx. 65.1 sq. metres (701.2 sq. feet)



Total area: approx. 65.1 sq. metres (701.2 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

