




BOWEN

PROPERTY SINCE 1862

Auction Guide Price £80,000

 Land-0.86 Acre

Capel Carmel, Llangynog,
Oswestry SY10 0EX

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General Remarks

For sale by public auction on the 26th September 2024 at 2.00 pm to be held at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry SY11 3EN.

This rendered stone built and slated former Methodist Chapel is believed to date from 1875 and is a most attractive project for a programme of renovation and conversion, subject to planning consent. The sale includes an adjacent GRAZING Paddock which adjoins a river to the rear extending in total to 0.86 acre (3470 sq.m.). The main chapel is 44'6" x 32' (13.56m x 9.75m) with an average height to ceiling of 19'6" (5.94m). There is a school room to the rear 24'6" x 11'6" with an average ceiling height of 10'9" (3.27m). Total internal floor area 1700 sq.ft. (157.93 sq.m.). The original fixed pine fittings are to be included.



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1 King Street Wrexham LL11 1HF

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Location: The property lies right on the fringe of the village which lies on the B4391 amidst beautiful mountain scenery at the confluence of the Afon Tanat and Afon Eirth, part of which it includes. Amenities in the village include a Hotel whilst there are more wide ranging facilities in the nearby settlement of Penybont Fawr. The village lies at the centre of a triangle formed by the towns of Oswestry (19 miles), Bala (13 miles) and Welshpool (20 miles).

Constructed of rendered external elevations under a slated roof.

Accommodation

Entrance Vestibule: Doors either side to:

Main Chapel: 44' 6" x 32' 0" (13.55m x 9.75m)
Average ceiling height of 19'6" (5.94m).

7'8" (2.33m) timber framed windows to the front and side elevations.

The furniture includes a pitch-pine pulpit;

11no. 5'89" (1.75m) single-ended pews;

11no. 15' (4.57m) central pews with central divide;

20no. 6' (1.82m) single-ended pews.

Timber panelling to dado level.

Six wall-mounted electric heaters.

Crane & Sons organ.

School Room: 24' 6" x 11' 6" (7.46m x 3.50m) 10'9" (3.27m) high ceiling. External door. Open firegrate. Fixed seating. Two wall-mounted electric heaters. Organ.

Outside: The grounds immediately surrounding the Chapel have wrought-iron, fenced and walled surrounds. Limited external access to a CELLAR Boiler Room.

To the side elevation there is a GRAZING Paddock which has a dyke and rear boundary into the Afon Tanat at the rear, which is unfenced.

Services: Mains electricity is connected subject to statutory regulations. It is believed that a mains drainage and water connection is available from the road frontage. Purchasers should make their own enquiries of the various statutory authorities.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Agent's Note: The sale of the property is subject to an overage clause. This will be 20% of any enhancement in the development value of the land for a term of 20 years.

Method of Sale: The property will be offered for sale by Public Auction on Thursday the 26th September 2024 at The Lion Quays Hotel, Gobowen, Oswestry, SY11 3EN. The sale will commence at 2.00 pm.

Buyer's Premium: Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £3,600 inclusive of VAT. For further details on fees payable, please consult the legal pack.





Vendor's Solicitors: Messrs. GHP Legal, 21 The Cross, Oswestry, Shropshire, SY11 1PN Ref: Mr. Hywel Jones).

Tel: 01691 659194.

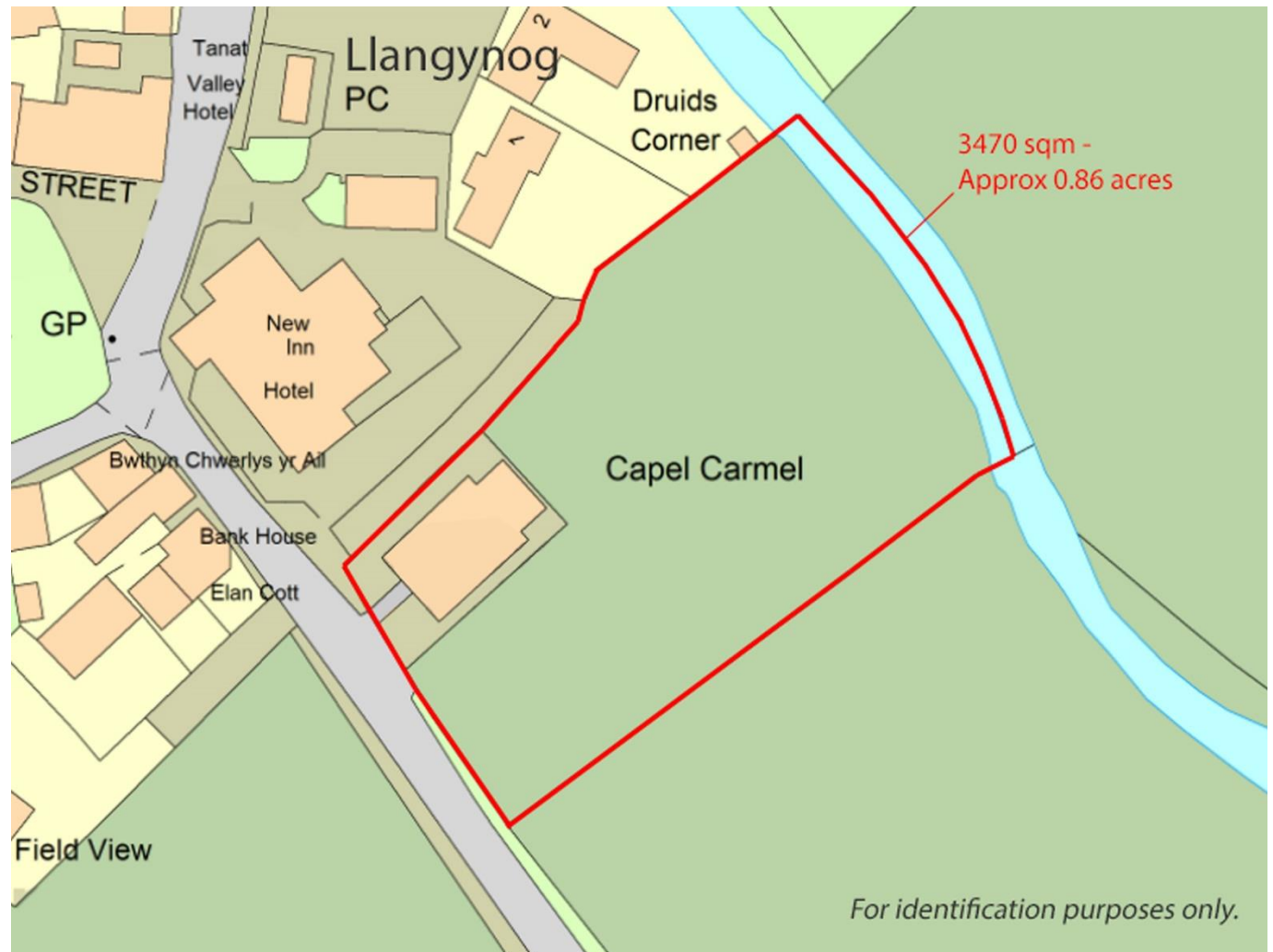
Email: oswestry@ghplegal.com

Directions: For satellite navigation use the post code SY10 0EX. OS Reference: SJ053261. From Oswestry continue south on the A483 until turning right onto the A495 at Llyncllys cross-roads. After about 8 miles continue on the B4396. Turn right onto the B4391 and entering Llangynog the property will be seen as the first on the right.

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steeped in heritage
with a forward
thinking outlook.

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We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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