

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £80,0000

Bathafarn Methodist Church, Market Street,
Ruthin LL15 1AU

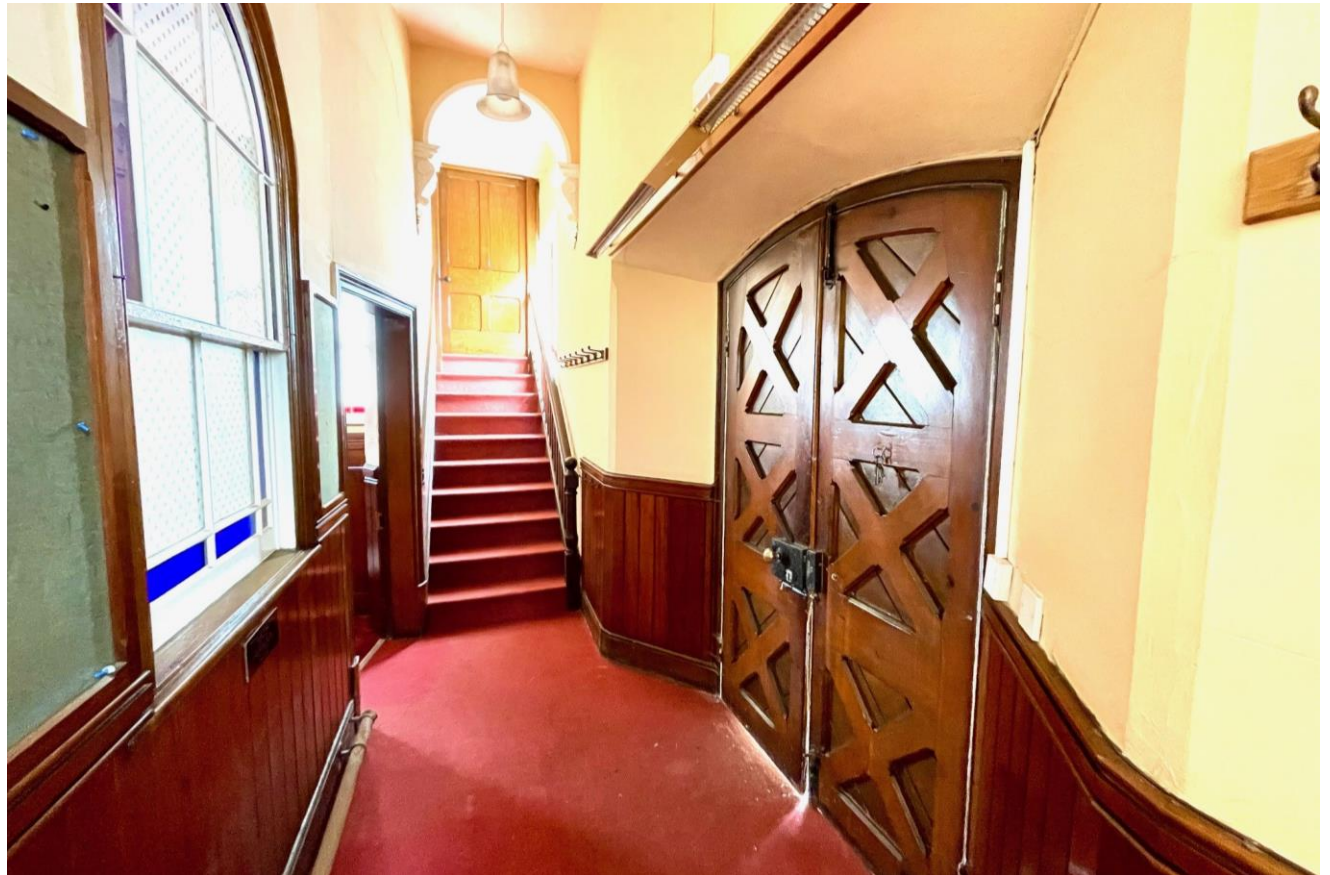
Bathafarn Methodist Church, Market Street, Ruthin LL15 1AU

General Remarks

For sale by Public Auction at 2.00 pm on 26th June 2025 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.

An historic Grade 2 listed former Methodist Church centrally situated close to the heart of this popular Market Town in the Vale of Clwyd.

This substantial historic Grade 2 Listed former Methodist Church was reputedly built in 1860 as a memorial to Rev. Edward Jones one of the founders of Wesleyan-ism in Wales. The main chapel room is 41'8" x 33'4" (12.70m x 10.16m) with an average height to a magnificent ornate ceiling of 21'6" (6.56m). There is a school room to the rear 33'8" x 22'9" (10.26m x 6.93) with WC partitioned off and average ceiling height of 13'9" (4.19m). The total ground floor area extends to approximately 2227 square feet (206.88 square metres) or thereabouts. There is three sided gallery above the chapel room. The original fixed pitch-pine fittings are to be included.



Location: The property is situated within a Conservation Area only 150 yards from The Square at the centre of the town. Ruthin is in the County Town of Denbighshire. It is a popular market town set in the beautiful Vale of Clwyd and provides wide-ranging amenities including a choice of Supermarkets, Schools and other social amenities.

Constructed of brick with sandstone ashlar dressings beneath a slated roof.

Accommodation

Entrance Vestibule: 12' 8" x 5' 7" (3.86m x 1.70m) with staircases off to either side leading to the Balcony.

Main Chapel Room: 41' 8" x 33' 4" (12.69m x 10.15m) Average ceiling height of 21'6" (6.55m).

8no. side sash windows.

8no. iron column supports to Balcony with Gothic leaf capitals.

The furniture includes a pitch-pine pulpit.

6no. 7'4" (2.23m) single-ended side pews.

2no. 3'0" (0.91m) double-ended pews.

17no. 7'4" (2.23m) single-ended pews.

1no. 6'9" (2.05m) double-ended pew with central divide.

8no. 12'0" (3.66m) double-ended pews with central divides.

Crane & Sons organ.

5no. wall-lights.

Fixed electric heaters.

School Room: 33' 8" x 22' 9" (10.25m x 6.93m) with WC partitioned off. 13'9" (4.19m) ceiling height.

External doors and two sash windows to either side.

Fitted sink unit, base and wall cupboards.

7no. ceiling-mounted electric heaters.

4no. pendant lights.

Organ.

First Floor Gallery:

Fitted pine pews.

3no. fixed end windows.

8no. side sash windows.

Ornate ceiling.

4no. pendant light fittings.

Outside: Shallow frontage open area and walled yard to the side road frontage.

Services: Mains water, electricity and drainage are connected subject to statutory regulations. It is believed that a mains gas supply is available from the roadway if so desired. 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: There has been an outbreak of dry rot in the floor and steps beneath the the two ground floor rooms where previous treatment and repair has proved unsuccessful.





Directions: For satellite navigation use the post code LL15 1AU. From Wrexham proceed on the A525 until entering Ruthin. Continue to the first roundabout and take the first exit onto Mount Street signposted Town Centre & Car Parks. The property will be seen on the right just before the pay and display car park where it is suggested you park.

Method of Sale: The property will be offered for sale by Public Auction on Thursday 26th June 2025 at The Lion Quays Hotel, Gobowen, Oswestry, SY11 3EN commencing at 2.00 pm.

Buyer's Premium: Please note that the purchaser 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.



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