

**Henllan Chapel
Cwmyoy
Abergavenny
Monmouthshire
NP7 7NH**

Guide Price £70,000



- Former Chapel
- Rural Setting
- Garden Area to Front
- Brecon Beacons National Park Location
- Scope for Conversion Subject To Obtaining Necessary Planning Consents
- For Sale By Informal Tender By 12noon Wednesday 20th November 2024

General Description

A former Chapel located in the scattered rural settlement of Cwmyoy in the Honddu Valley, close to Abergavenny and the historic Llanthony Abbey. The Chapel provides scope for a variety of uses subject to obtaining the necessary planning consents. For Sale By Informal Tender.



Henllan Chapel, Cwmyoy, Abergavenny, Monmouthshire, NP7 7NH.

Property Description

An interesting opportunity to purchase a former chapel in a beautiful rural setting. Situated in the beautiful landscape of the Honddu Valley a short drive from Abergavenny and close to the historic settlement of Llanthony. The building offers 418 square foot (38.8 square meters) of internal space and has a garden area to the front. The property is in need of repair and offers scope for a variety of uses subject to obtaining the necessary planning consent.

Chapel (22' 05" x 18' 05") or (6.83m x 5.61m)

with door do front, suspended timber floor, 2 x windows (east) and 2 x windows (west).

Outside

Immediately to the front of the Chapel there is a small walled garden area with pedestrian gated access to the roadside. The garden is bordered on the left hand side by a small stream.

Use Class

The property currently falls under use class D1 (Nonresidential Institutions). Any change of use is subject to obtaining the necessary consent.

Planning Authority

Brecon Beacons National Park Planning Authority
Plas y Ffynnon
Cambrian Way
Brecon
LD3 7HP
01874 624437

Services

Mains electricity connected.

Tenure

Freehold with vacant possession upon completion.

Agents Note

As a Registered Charity the seller is required to obtain best value in all disposals of property in line with the provisions of the Charities Act 2011. A period of full marketing will be required and any offers made should be made in writing directly to the selling agent. The seller is required to ensure that any terms are endorsed by a chartered surveyor as being in accordance with the 2011 Act. To satisfy the Act's best value requirement the seller must consider offers until contracts of sale have been exchanged. The quoted asking price is a guide and interested parties should submit the best offer they are prepared to make.

Please Note

The property is located adjacent to a working farm, please do not block the access lane at any point.

Method of Sale

The property is for sale by Informal Tender. Tenders to be submitted to Clee Tompkinson & Francis, Brecon Office by no later than 12.00 noon on Wednesday 20th November 2024 using the attached Tender Form.

The Vendor reserves the right not to accept the highest offer, or any offer put forward.

Viewing

Strictly by appointment through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Brecon Office (01874) 622488



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.