

On Instructions of the Church in Wales

**FREEHOLD
FOR SALE**

**Former St. Paul's Church
Neath Road
Plasmarl
Swansea**



**GRADE II LISTED
SUBSTANTIAL DETACHED FORMER CHURCH PREMISES
PROMINENT POSITION
CONVERSION/REDEVELOPMENT POTENTIAL
(Subject to planning consent)**

OFFERS IN THE REGION OF £40,000

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For Identification Only – Not to Scale

LOCATION

The subject property is situated in a prominent position on the corner of Cwm Level Road and Beaufort Road, (A4067) in Landore. The property is located approximately 2 miles north of Swansea city centre, 2.5 miles south of Junction 45 of the M4 motorway via the A4067 duel carriageway.

The surrounding area comprises a mixture of residential and commercial properties, including the Liberty Stadium, which is in close proximity to the property, together with various public houses, a retail park and industrial estates.

DESCRIPTION

The subject property comprises a purpose built, detached church, constructed around the beginning of the nineteenth century. The construction comprises timber floors, solid stone walls under a timber pitched roof, clad with original slates.

The accommodation briefly comprises a porch/entrance lobby off Cwm Level Road, leading to the nave. The interior of the building is that of a traditional church layout. Internal steps lead down to the basement. Access into the basement can also be gained via an external door.

The basement comprises an open plan room, a kitchen and male and female toilets. The original fixtures and fittings including the pews and pulpit have been removed; however, the organ remains in place.

ACCOMMODATION

Gross Internal Area 642m² (6,910ft²)

Site Area 0.32 acres (0.13 ha)

All areas and dimensions approximate and verification is recommended.

PRICE

We are seeking offers in the region of £40,000. Conditional offers, subject to planning, may also be considered. (All figures are exclusive of VAT where applicable).

TENURE

Freehold interest available with vacant possession.

COVENANTS

Please see the attached sheet for full details of the restrictive covenants which are contained within the title.

PLANNING

The property is Grade II listed; therefore any alterations required for the conversion of the property would need consent from the Local Authority and CADW.

The Church has an existing use under Class D1 of the Town & Country Planning (Use Classes) Order 1987 and may be used for other uses in this class which includes Medical Services, Crèche, Day Nursery, Day Centre, Education/ Training Centre. The property may also be suitable for other commercial use and conversion to residential (subject to necessary planning consent).

VIEWING

Strictly by prior appointment through the sole agents. Please contact:

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SUBJECT TO CONTRACT

April 2014

Rowland Jones Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of Rowland Jones Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are the partners of Rowland Jones Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation to this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



Freehold Sale of Former Churches – Purchaser's Covenants

The property shall not be used for:

- Manufacture, distribution or sale of alcohol
- Religious use without written authority of the vendor
- 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 use of any retained land or the neighbouring area; use as a venue for holding civil marriages.

The purchaser shall agree:

- That the property shall cease to be called 'St. Paul's church' and shall not be called anything expressing or implying it to have or to have once had any ecclesiastical connections or to the dedication 'Paul'.
- 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 surveying and legal fees or any other reasonable costs incurred as a result of any variation, licence or contract relating to any of the above conditions.

Additional Information

As a registered charity (registered charity number: 1142813) 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 (usually at least six weeks) 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.