

# Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Chartered Surveyors, Valuers, Estate Agents and Auctioneers  
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**Gwynfa Chapel Rhewl Fawr Road, Holywell, Clwyd CH8 9JE**

**Offers Around £150,000**

An opportunity to acquire a former Chapel located in the picturesque village of Pen Y Ffordd, provides an interesting investment and development opportunity subject to all necessary consents. Its current planning as a Public Place of Worship being Class D1 of The Use Classes Order, allows it to be utilised for a number of potential uses which could include: Residential dwelling, Day Nursery, Creche etc.

The accommodation briefly affords, Vestibule, timber twin doors to The Sanctuary, Kitchen and Toilet.

There is an unsurfaced Car Park to the rear off Picton Road.

Interested parties are advised to read Supplementary Planning Guidance 24 "Retention of Local Facilities" issued by Flintshire CC.



## Vestibule

## Sanctuary

40' x 26'(maximum measurements) (12.19m x 7.92m(maximum measurements))



## Kitchen Off

11' x 11'3 (3.35m x 3.43m)

Enamel sink unit and power points.

## Side Lobby

Door to exterior.



## Toilet Off

With close couple WC and PVC framed double glazed window.

## Exterior

Personnel gate to front step and grassed area to the left hand side. Concreted pathway to the right hand side. Personnel gate to Picton Road and basement Store Room. Access to rear car park off Picton Road with farm gate access into gravelled area.



## Directions

### OVERAGE CLAUSE

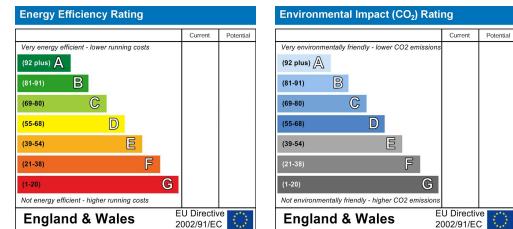
The property is sold subject to an "OVERAGE CLAUSE" lasting 21 years whereby if more than one dwelling is constructed and/or access is created into adjacent land for development purposes 50% of any extra development value will be paid to the seller.



### Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents.
5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 2nd June 2021
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. COVID 19 REGS FOR VIEWINGS: a) Face mask compulsory. b) 15 minute appt. c) Do not view if have symptoms/isolating/shielding. d) Touch as little as possible in property. e) Sanitise hands Before & After viewing.



Regulated by RICS  
David K. Jones BSc(Hons) FRICS Registered Valuer  
Nicholas Redfearn

