

# Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers  
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The Property Ombudsman Registration Number - N00766-0



## Former Methodist Church Windy Street, Rhyl, LL18 2US Offers Around £100,000

An opportunity to acquire an historic building in the historic settlement of Rhuddlan.

The building has been used as an English Methodist Church and could suit this and other uses in Class D1 including Day Nursery, Clinics, Day Centres, Museums etc.

Interested parties are advised to carry out their own investigations into their proposed use of the property and to include considering Denbighshire County Councils Supplementary Planning Guidance entitled "The Re-use and Adaptation of Rural Buildings". The property is located in a Conservation Area and is subject to an Overage Clause.

The Main Hall provides c.837 sq ft/78 sq ms with the Rear Room c408 sq ft/38 sq ms. There is a Toilet.





## Entrance Hall

Twin doors to Main Hall

## Main Hall

34'10" x 24' (10.62m x 7.32m)

Carpet, electric heaters and twin doors to:

## Rear Room

17' x 24' (5.18m x 7.32m)

Sink unit, power points, storage cupboard and Toilet Off.

## Exterior

Pathway to external doors.

## 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 13th April 2023.
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. OVERAGE CLAUSE
  - a) The Overage Clause will last for 5 years from the date of legal completion of the sale of the property.
  - b) The Overage Clause entails that if the property and/or site is increased in value by redevelopment that 50% of any increase in value will be due to the Vendors.
  - c) The Overage Clause will be triggered by grant of a Planning Permission.

## DIRECTIONS

From Rhyl proceed via The A525 to Rhuddlan. On entering Rhuddlan, take the third turning off The Golf Club roundabout onto Rhyl Road and proceed over the mini roundabout onto High Street. Take the first right onto Gwindy Street and The Church will be found on the left hand side.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Nicholas Redfearn  
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Practice Manager- Louise Bullock

