

FOR SALE

PLACE OF WORSHIP

Seion Chapel, Fforest Hill, Aberdulais, Neath,
SA10 8HD



- GRADE II LISTED CHAPEL BUILDING WITH ADJOINING VESTRY
- GROSS INTERNAL AREA – 252.50 SQ.M (2,717.91 SQ. FT.) INCLUDING MEZZANINE/ BALCONY
- TOTAL SITE AREA OF 0.112 ACRE (0.045 HECTARE), WHICH EXCLUDES THE LAND FORMING PART OF THE EXISTING GRAVEYARD
- WITHIN EASE OF ACCESS TO NEATH TOWN CENTRE AND THE MAIN A465 DUAL CARRIAGEWAY

OFFERS IN THE REGION OF
£65,000

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LOCATION

The property is located within the village of Aberdulais, which is a popular and community lying on the River Neath in the county borough of Neath Port Talbot.

Local attractions include a canal and the Cefn Coed Colliery Museum. Aberdulais Falls and the associated industrial infrastructure are in the care of the National Trust in recognition of the site's value as a key part of the region's industrial heritage, which is a popular tourist destination throughout South Wales.

All established amenities appear to be within close proximity to the subject premises, while Neath town centre is approximately 3.2 miles away in a south westerly direction.

The subject premises also affords good lines of communication via the main A465 (Heads of the Valleys Road), which is less than two miles from the subject premises.

DESCRIPTION

The property comprises a Grade II Listed place of worship and adjoining vestry building, measuring approximately **252.50 sq.m (2,717.91 sq. ft.)** in total, which is situated within the semi-rural location of Aberdulais, approximately 3 miles northeast of Neath town centre.

Internally, the main chapel comprises the entrance foyer located over the southern elevation, which provides access directly onto the nave. The main chapel also benefits from a mezzanine area, which accommodates a viewing balcony to three sides of the main elevations.

The subject premises also extends further to the side elevation in the form of an annex building, which can either be accessed internally off the main nave or independently via two separate entrance doors to the rear and side elevations, comprising an adjoining vestry area, kitchen, w.c. facilities and two additional meeting rooms.

Externally, the subject premises is located within a relatively small plot, which also adjoins an existing graveyard site. The site proposed to be sold is denoted by retaining stone walls in the majority and a small gated entrance over the western elevation, fronting the main highway. We note that no designated on-site parking facilities are available but we do advise that adequate on street parking is available within close proximity to the subject premises.

In addition, we also advise that the adjoining graveyard will not form part of the demise proposed to be sold. Please be advised that the proposed sale will also be subject to the implementation of a pedestrian right of way over the enclosed courtyard to provide access to this graveyard site.

The main chapel building, adjoining vestry and small courtyard is situated within a site area of approximately **0.112 acre (0.045 hectare)**.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

Main Chapel Building

GROUND FLOOR

Gross Internal Area: 105.91 sq.m (1,140.01 sq. ft.)

Entrance Foyer
with stairwell to mezzanine, doors to.

Nave 11.55m x 9.17m

FIRST FLOOR

Gross Internal Area: 63.44 sq.m (682.87 sq. ft.)

Balcony: 11.53m (max) x 9.16m (max)

Adjoining Vestry

GROUND FLOOR

Gross Internal Area: 83.15 sq.m (895.02 sq. ft.)

Vestry: 9.04m x 6.09m
with doors to.

Kitchen: 2.98m x 2.06m
access to external walkway to rear, internal door to.

W.C. Facilities

Ancillary Corridor

Access to the external courtyard over the side elevation, internal doors to.

Minister's Room: 3.08m x 2.44m

Meeting Room: 3.08m x 2.45m

RATES

It is advised that a place of public religious worship is wholly exempt from business rates under Schedule 5 of the Local Government Finance Act 1988 (as amended) if it is registered and certified as a place of worship under the Places of Worship Registration Act 1855.

VAT

We have been advised that VAT is not applicable to this transaction.

TERMS & TENURE

The subject premises is available Freehold with vacant possession.

The proposed sale is also subject to Connexional Restrictive Covenants, details of which are available upon request.

Please be advised that the property is to be offered for sale in accordance with the requirements for disposition under Section 119 of the Charities Act 2011. A period of full marketing will be required and any offers should be made in writing directly to the selling agent.

Please be advised that the graveyard forming part of the existing HM Land Registry Title will not form part of the demise proposed to be sold. We also note that the subject premises will include an easement to permit access onto the adjoining graveyard.

LISTED BUILDING STATUS

The subject premises was designated as a Grade II Listed Building on 29th March 2000 (Ref: 23079).

Reason for the designation: *Included as a well-designed and well-preserved long-wall chapel of 1860, built during the period of the Great Revival. Historical association with William Davies, preacher and hymnodist.*

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

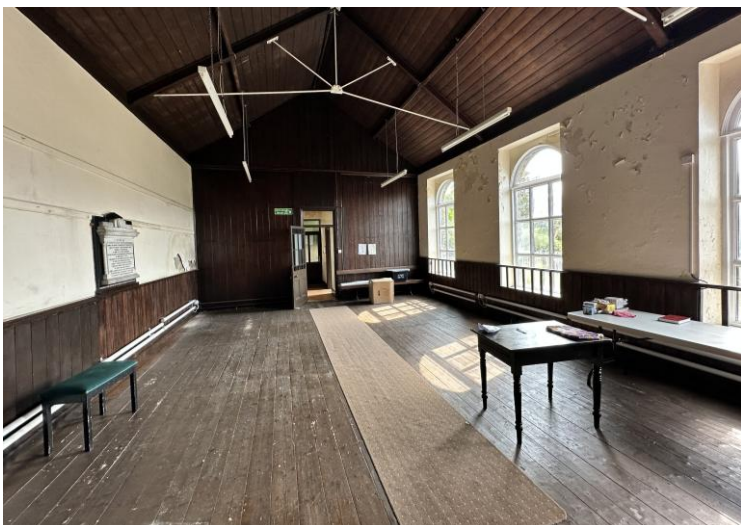
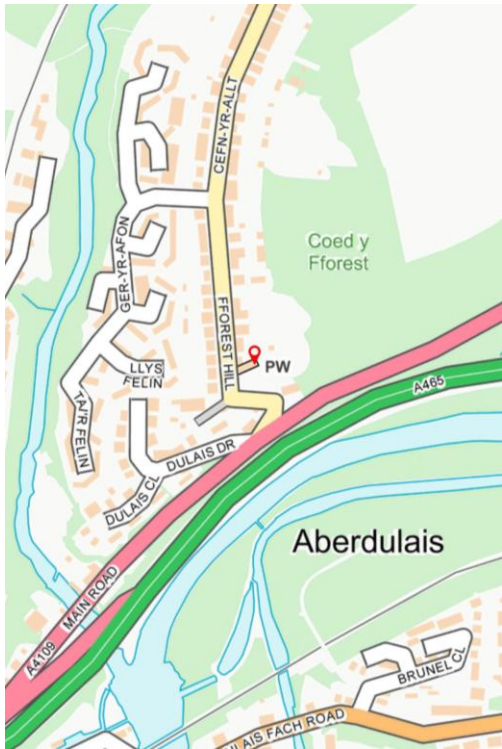
Tel: 01792 479 850

Email: commercial@astleys.net

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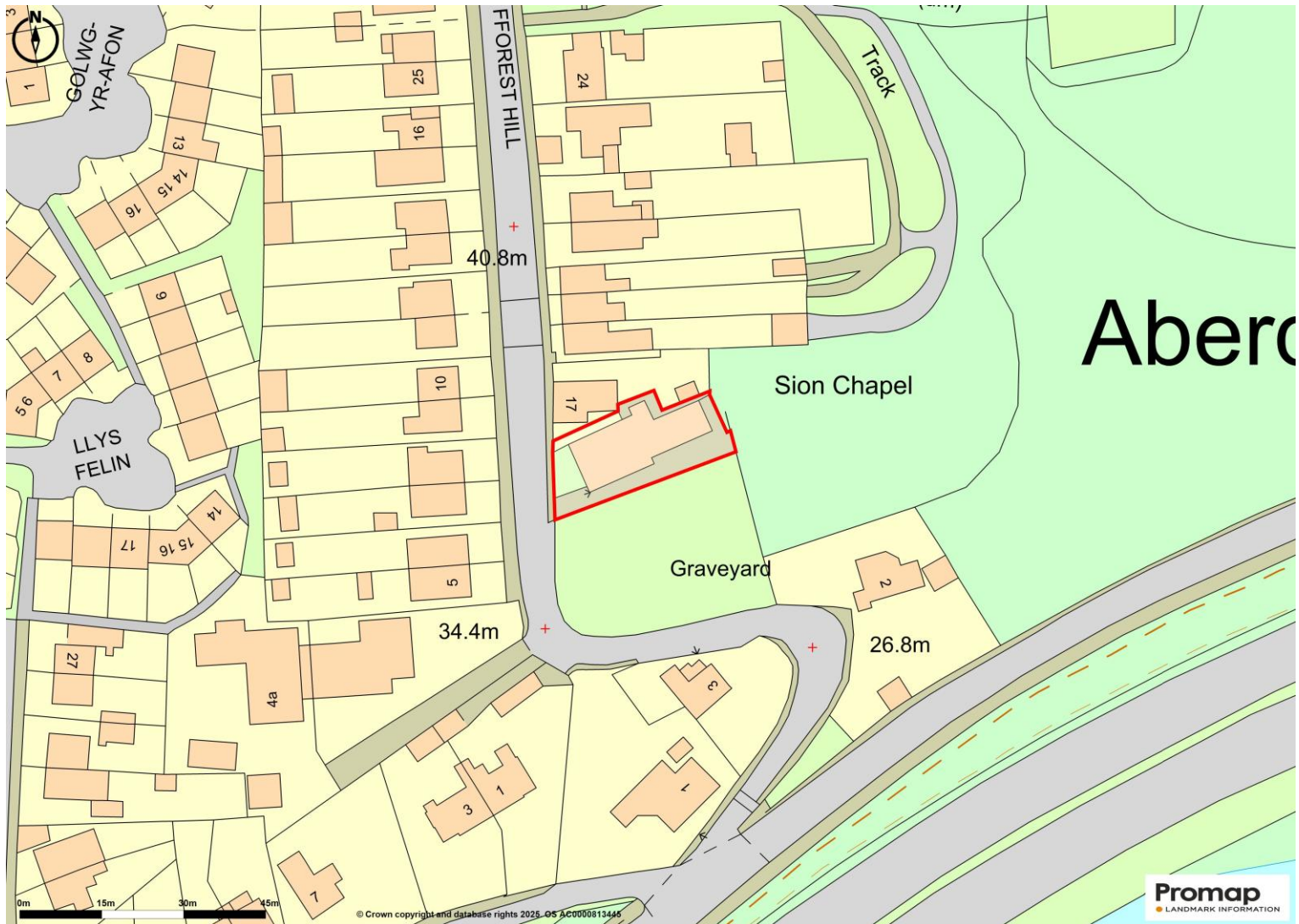
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