

# FOR SALE

PLACE OF WORSHIP

Abercarn Church, Gwyddon Road, Abercarn,  
NP11 5GU



- GRADE II LISTED CHAPEL BUILDING WITHIN SUBSTANTIAL SIZE GROUNDS
- GROSS INTERNAL AREA – 191.11 SQ.M (2,057.10 SQ. FT.) INCLUDING MEZZANINE/ BALCONY
- APPROXIMATE SITE AREA OF 1.339 ACRES (0.542 HECTARE), WHICH EXCLUDES THE LAND FORMING PART OF THE EXISTING GRAVEYARD
- ESTABLISHED RESIDENTIAL CATCHMENT AREA WITH POTENTIAL FOR CONVERSION TO RESIDENTIAL (SUBJECT TO PLANNING)

OFFERS IN THE REGION OF  
**£125,000**

# Abercarn Church, Gwyddon Road, Abercarn, NP11 5GU

## LOCATION

The subject premises forms part of a substantial size site, situated within an established residential settlement, forming part of the community and town of Abercarn.

Abercarn is a small town located in the Ebbw Valley within Caerphilly County Borough. Nestled along the banks of the Ebbw River and surrounded by wooded hillsides, it lies approximately 10 miles north-west of Newport and is part of the historic county of Monmouthshire.

The town is accessible via the A467 road, which connects it to nearby urban centres, and is well placed within the broader South Wales Valleys region.

## DESCRIPTION

The property comprises a Grade II Listed place of worship, measuring approximately **191.11 sq.m (2,057.10 sq. ft.)** in total, situated along an elevated position, within a substantial size site, which is located within the popular settlement of Abercarn, Caerphilly County Borough.

Internally, the main chapel comprises an entrance foyer located over the southern elevation, which provides access directly onto the nave. An additional means of access has also been incorporated over the main gable end elevation, facing the main car parking area to the west.

The main nave also accommodates an additional viewing gallery/mezzanine, constructed predominantly over one side of its elevation, to approximately 15% of its floor area.

The subject premises also extends further to the rear, to accommodate an additional pulpit area, which can be accessed directly off the rear of the main nave. A much smaller vestry room is also located directly off the pulpit area.

Externally, the subject premises is located within a substantial size site, extending to approximately **1.339 acres (0.542 hectare)** in total, which also includes the graveyard area to the south of the original chapel building.

The site comprises a mixture of open accommodation land, which includes a relatively large unsurfaced car parking area to the west, with additional woodland covering the majority of the remaining site area.

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 courtyard area to provide access to this graveyard site.

## ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

### GROUND FLOOR

**Gross Internal Area: 173.10 sq.m (1,863.24 sq. ft.)**

Entrance Porch 3.01m x 2.77m  
*accessed off the main elevation to the side, with door to.*

Nave 7.36m x 15.83m  
*with internal stairwell to mezzanine/ viewing balcony, additional entrance door to gable end elevation, access to.*

W.C. Facilities  
*comprising a single toilet cubicle under the stairs to the mezzanine floor.*

Pulpit Area 4.61m x 8.88m  
*with additional entrance door to side elevation, door to.*

Vestry Area 3.02m x 2.67m  
*with additional entrance door to rear elevation*

### FIRST FLOOR

**Gross Internal Area: 18.01 sq.m (193.85 sq. ft.)**

Balcony: 7.83m x 2.44m  
*accessed internally off the main nave.*

## 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 to the south.

## LISTED BUILDING STATUS

The subject premises was designated as a Grade II Listed Building on 17<sup>th</sup> December 1998 (Ref: 20995).

Reason for the designation: *Listed as a chapel of special interest to Welsh church history almost entirely unaltered since its opening in 1853.*

## VIEWING

By appointment with Sole Agents:

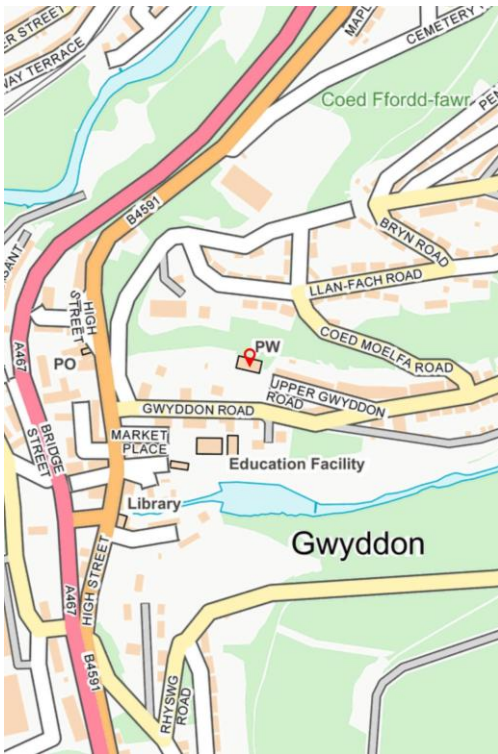
**Astleys Chartered Surveyors**  
**Tel: 01792 479 850**  
**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**

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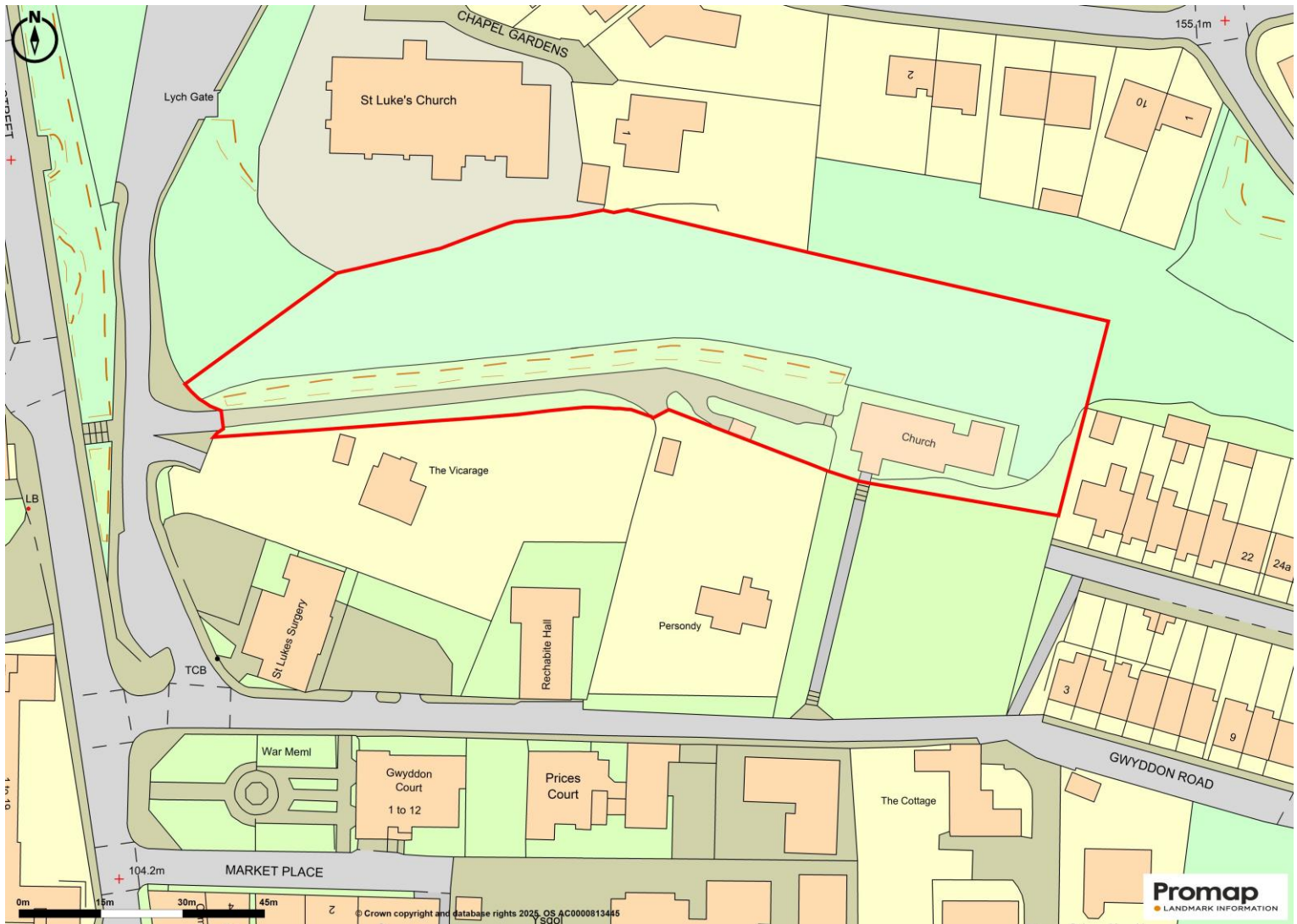


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