

# FOR SALE

PLACE OF WORSHIP

Zoar Chapel, Church Street, Rhiwceiliog, Pencoed,  
Bridgend, CF35 6NP



- GRADE II LISTED CHAPEL BUILDING WITH DETACHED ANNEX/ VESTRY
- GROSS INTERNAL AREA – 155.71 SQ.M (1,676.06 SQ. FT.) INCLUDING MEZZANINE/ BALCONY & VESTRY
- APPROXIMATE SITE AREA OF 0.105 ACRE (0.043 HECTARE), WHICH EXCLUDES THE LAND FORMING PART OF THE EXISTING GRAVEYARD
- WITHIN A SHORT DRIVING DISTANCE TO ESTABLISHED AMENITIES, INCLUDING THE M4 MOTORWAY (J35) – LESS THAN 3.5 MILES AWAY

OFFERS IN THE REGION OF  
**£50,000**

# Zoar Chapel, Church Street, Rhiwceiliog, Pencoed, Bridgend, CF35 6NP

## LOCATION

The subject premises is located within a semi-rural area, situated along the corner of Church Street and Minffrwd Road, along the outskirts of the town of Pencoed, Bridgend.

Pencoed is a small but historically affluent town located in Bridgend County Borough, South Wales. Originally a rural settlement, Pencoed expanded significantly during the 19th century with the arrival of the railway and the growth of local industries such as coal mining and brickworks. The immediate vicinity is primarily a residential and commuter town, well connected by rail and road, especially via the nearby M4 motorway.

Although the immediate vicinity forms part of a low density catchment area, the subject premises is located within a short driving distance to established amenities, including the M4 Motorway (J35), which is less than 3.5 miles away in a southerly direction.

## DESCRIPTION

The property comprises a Grade II Listed place of worship and detached vestry building, measuring approximately **155.71 sq.m (1,676.06 sq. ft.)** in total, situated over an elevated position, which is located along the outskirts of the popular town of Pencoed, Bridgend.

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 accommodate an additional annex building, comprising a slightly smaller detached vestry area, which again can be accessed off the open courtyard area to the front.

Externally, the subject premises is located within a standard size plot, which also adjoins an existing graveyard site, which is situated to the rear of the original buildings. The site proposed to be sold is denoted by retaining stone walls in the majority, with access directly off the main highway to the south via a set of concrete steps.

We note that no designated on-site parking facilities are available but we do advise that limited on street parking is available to the front.

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.

The main chapel, detached annex/ vestry building and open courtyard area to the front is situated within a site area of approximately **0.105 acre (0.043 hectare)**.

## ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

### Main Chapel Building

#### GROUND FLOOR

**Gross Internal Area:**      **80.08 sq.m**      **(861.99 sq. ft.)**

Entrance Foyer                      7.83m x 0.96m  
with stairwell to mezzanine, doors to.

Nave                                      7.82 x 8.88m

#### FIRST FLOOR

**Gross Internal Area:**      **48.17 sq.m**      **(518.53 sq. ft.)**

Balcony:                              7.83m (max) x 9.95m (max)

#### Adjoining Vestry

#### GROUND FLOOR

**Gross Internal Area:**      **27.46 sq.m**      **(295.63 sq. ft.)**

Vestry:                                      5.71m x 4.81m

Accessed independently off the open courtyard to the front, with sink unit.

## 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 rear.

## LISTED BUILDING STATUS

The subject premises was designated as a Grade II Listed Building on 13<sup>th</sup> November 1997 (Ref: 19047).

Reason for the designation: *Listed as a well-proportioned rural chapel associated with early industrial development in the area, and retaining its original character.*

## VIEWING

By appointment with Sole Agents:

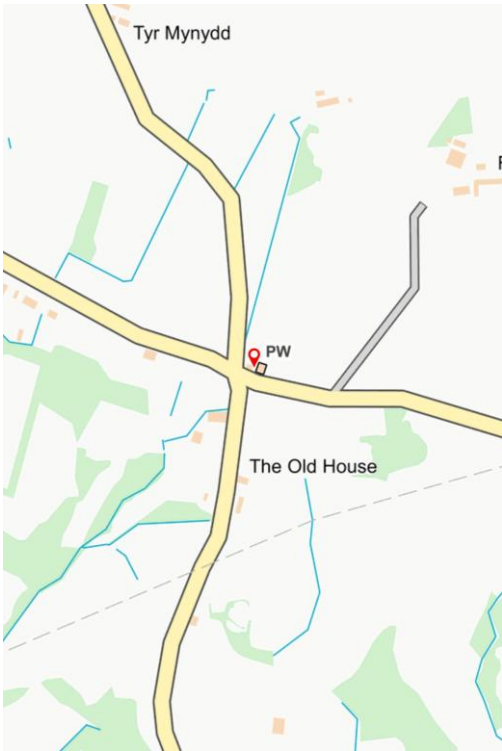
**Astleys Chartered Surveyors**

**Tel: 01792 479 850**

**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**



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