



— **CLOUGH & CO** —
Residential, Agricultural, Commercial
Auctioneers, Valuers, Surveyors, Land & Estate Agents



Capel Brookhouse Chapel, Denbigh, Denbighshire LL16 4RD POA

An impressive detached Chapel of character being situated at the lower end of Denbigh and just off the A525 Denbigh to Ruthin road. The Chapel has direct road frontage onto the Old Ruthin Road and may be of interest to those seeking development potential

**FOR SALE BY INFORMAL TENDER
TENDERS CLOSE AT 12 NOON ON FRIDAY 15TH JULY, 2022**

The sale of this property is conducted through our Denbigh Office (Tel No : 01745 812049)

GENERAL REMARKS

SITUATION & DIRECTIONS

A fine example of a Welsh Chapel benefiting a convenient position just off the A525 Denbigh to Ruthin Road situated at the lower end of Denbigh being of walking distance to all local amenities to include primary/secondary school, public house, shops and supermarkets with regular bus services nearby. The property also benefits pleasant open countryside views of the Vale of Clwyd.

From our Denbigh office proceed down Vale Street towards the traffic lights, at the traffic lights take a right onto Ruthin Road A5403. At the roundabout take the second exit and then a right onto Ruthin road, continue on this road and the chapel can be seen on your left hand side identified by the Clough & Co for sale board.



DESCRIPTION

A pleasant detached Chapel of character built of brick construction with part pebble dashed external elevations on stone foundation, under a pitched main roof clad with Welsh slate. The property benefits from two separate entrances.

The accommodation briefly comprises :-

PORCH

MAIN CHAPEL

32'8" x 22'8" (9.96m x 6.91m)

The interior remains intact with the pews and pulpit still in place.



OUTSIDE

Small lean-to former boiler with a public right of way along the side of the Chapel.

SERVICES

We are given to understand that Mains Electricity serve the dwelling and the property is not connected to any mains water or drainage. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

MODE OF SALE

The property is offered for sale by Informal Tender. All tenders should be submitted on the form attached to this brochure and should be received at Clough & Co, 45 High Street, Denbigh, LL16 3SD in a sealed envelope marked "CAPEL BROOKHOUSE". All tenders must be received at our Denbigh office by 12 noon on Friday 13th July, 2022.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also

conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

DISPUTES

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans or the interpretation of any of them the questions shall be referred to the arbitration of the Selling Agents, Clough & Co, whose decision acting as the Vendor's Agents shall be final.

FORM OF TENDER SUBJECT TO CONTRACT

Please forward this tender form in a sealed envelope to Clough & Co,
45 High Street, Denbigh, LL16 3SD marked 'CAPEL BROOKHOUSE'
by 12 noon on Friday 15th July, 2022

I/We (Full Name(s))

of (Address)

(Tel No)

Offer to purchase Capel Brookhouse Chapel, Denbigh, LL16 4RE

from the vendors (subject to contract) at the price of

.....pounds sterling

(£.....)

In addition to being subject to contract my/our offer is conditional to :-

1. Loan/Mortgage Yes/No*

2. The completion of the sale of an existing property Yes/No*

If Yes, please state :-

The address of the property

a) Contracts have been exchanged in the sale of this property..... Yes/No*

b) An offer have been accepted, subject to contract, but contracts not been exchanged..... Yes/No*

c) The property is being marketed for sale by an Agent but no offer is presently accepted... Yes/No*

d) The Estate Agent involved in selling my/our property is (Name & Address please) :-

3. Any additional conditions, please specify

My/Our Solicitors are :-

Name

Address

Ref

IF A OFFER IS SUBMITTED WOULD ALL THE OFFERORS PLEASE SIGN & COMPLETE THIS FORM

Signature (s) Date

Name (s) in Capitals

* Authorised Representative on behalf of (Partnership/Company/Not Applicable)

* Status (Partner/Director/Not Applicable)

* Delete as appropriate

