



**CAPEL FFRITH, HIGH STREET,
FFRITH, WREXHAM, LL11 5LH**

DEVELOPMENT OPPORTUNITY - A DETACHED FORMER CHAPEL WITH A FLOOR AREA OF APPROXIMATELY 972 SQUARE FEET (90 SQUARE METRES) ON A SINGLE FLOOR WITH POSSIBLE OFF STREET PARKING AT THE FRONT AND GARDEN TO THE REAR IN A TRANQUIL VILLAGE LOCATION. A plaque on the front of this brick and slate built Chapel dates it to 1871. It provides an increasingly rare opportunity to develop a residence of character (subject to Planning Consent). It has an internal floor area of approximately 972 sq.ft. (90 sq.m.) and an average eaves height of approximately 19'4" providing the potential to accommodate two floors. Included in the sale are the fixed pine pews, wall panelling, pulpit and "big seat". FOR SALE BY INFORMAL TENDER. CLOSING DATE 9.30 AM MONDAY 19TH DECEMBER 2016.



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale

PLEASE NOTE: The agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Kent Jones has any authority to make or give representation or warranty in relation to the property

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PRICE GUIDE : £80,000

LOCATION:

Ffrith nestles on the floor of the Cegidog Valley amidst stunning rural surroundings. It is conveniently situated to major centres including Wrexham, Mold (both 7 miles) and Chester (15 miles). It falls within the catchment of the popular Abermorddu Primary School and Castell Alun Secondary School in Hope.

DIRECTIONS:

For satellite navigation use the post code LL11 5LH. From Wrexham proceed on the A541 Mold Road continuing for about four miles to Cefn y Bedd. Immediately after passing beneath the railway bridge turn left onto the B5102 signposted Brymbo, Bwlchgwyn and Coedpoeth. Continue for 1.3 miles then turn right onto the B5101 signposted Ffrith & Llanfynydd. Continue down the hill and into the speed matrix when "Capel Ffrith" will be seen on the left, immediately after the hump back bridge.

CONSTRUCTED

in 1871 of brick-faced external elevations under a slated roof.

THE ACCOMMODATION

(with approximate room dimensions) comprises :-

CENTRAL VESTIBULE

Approached through double doors.

MAIN CHAPEL ROOM

36' 0" x 27' 0" (10.97m x 8.23m)

Fitted pine pews, wall panelling to dado height, pulpit and "big seat". Main ceiling height 19'4" (5.89m) average.

OUTSIDE:

Walled forecourt 36'6" (11.12m) wide x 19'9" (6.02m) deep, currently with pedestrian access only but could provide Off Street Parking (subject to Consent). Pedestrian access to the left hand side of the building to a partly cultivated garden at the rear which includes a pond.

PLAN:

The plan shown is for identification purposes only and is not to scale.

SERVICES:

Mains electricity is connected subject to statutory regulations. It is believed that water and drainage connections are available from the roadway but prospective purchasers are advised to make their own enquiries of the respective statutory authorities. Dee Valley Water - Tel. 01978 833200.

TENURE:

Freehold. The property is registered at the Land Registry under Title No. CYM317467. Vacant Possession on Completion.

VIEWING:

Strictly by prior appointment with the Agents.

RESTRICTIVE COVENANTS:

The property will be sold subject to certain restrictions concerning its future use in the following terms :-

The Transferee for himself and his successors in title with intent to bind so far as legally possible all persons to whom the Property hereby transferred shall for the time being be vested hereby covenants with the Transferor:-

(i) that the trade of brewer licensed victualler or seller of beer, wine or spirits or any other intoxicating liquor shall not at any time be carried on upon the Property or any part thereof;

(ii) that no building on the Property or any part thereof shall be used as a club or saloon or hall in which intoxicants or drugs may be sold or consumed nor shall it be used for the purpose of betting, gaming or wagering or as a dance hall or for any other purpose that may become a nuisance to a place of worship, a vestry hall Sunday school or manse.

METHOD OF SALE:

1. The offer should be submitted to our Wrexham Office to be received by no later than 9.30 am on Monday the 19th December 2016. The envelope containing the offer should be marked "Capel Ffrith" in order that no offers are opened until after the deadline.
2. Please state clearly within your offer letter any conditions that are attached such as the sale of an existing property; survey or mortgage finance; or obtaining Planning Consent. If the offer is subject to obtaining a mortgage, please indicate the percentage loan that you will be seeking and whether or not a valuation report has already been carried out.
3. Please give the name and address of the solicitor that would act on your behalf if your offer is successful.
4. Our clients are not bound to accept the highest or indeed any offer that is made. As soon as a decision has been made, all parties will be advised in writing as soon as possible thereafter.
5. No offer will be considered that is made in relation to another offer e.g. £1.00 above the highest offer made and all offers should be for a fixed sum sterling.

These particulars were prepared following initial inspection of the property and the descriptive comments are the opinion of Kent Jones & Company Estate Agents at that time.

RGJ/L11

