

Cavendish

RESIDENTIAL



By Auction £90,000

Prion,
Denbigh, Denbighshire LL16 4SG

*** FOR SALE BY ONLINE AUCTION *** FOR SALE BY MODERN METHOD OF AUCTION -
STARTING BID PRICE £90,000 + RESERVATION FEE. Auction ending on Wednesday 20th
December at 16.00 pm.

Former village church with planning permission for conversion to two holiday lets occupying a most attractive rural setting on the periphery of this small rural village with far reaching views over the surrounding countryside across to the Vale of Clwyd. Standing in an elevated setting, some 2.5 miles south of Denbigh, and providing immense potential to provide an ideal investment opportunity. The proposed accommodation is arranged over two floors and in brief comprises two semi-detached units each having porch/lobby, cloakroom/W.C, lounge with french doors to the rear, kitchen/diner, two bedrooms and bathroom. In addition, unit 2 features a utility room and an en-suite shower room. Each property will have parking for two cars.

This property is for sale by the North West Property Auction powered by iam-sold Ltd.

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.
Cavendish Ikin trading as Cavendish Residential.

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This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyers solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of



St James' Church is an imposing stone built property of historic and architectural merit believed to date from circa 1859. It occupies a wonderful setting amidst rolling countryside with fine views over the surrounding countryside, across to the Vale in the far distance.

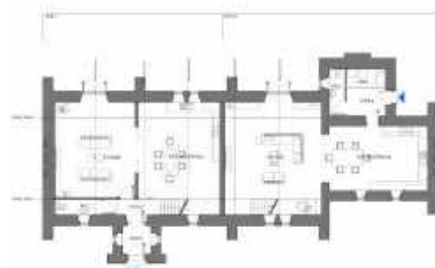
Prion is a rural settlement situated about 2.5 miles from the historic town of Denbigh and 7 miles from Ruthin. There is a village primary school, whilst both towns provide a range of shops and supermarkets serving daily needs, private and secondary schools, and leisure facilities. The A55 Expressway at St Asaph is some 7 miles which provides ease of access along the North Wales Coast, to Chester and the motorway network beyond.



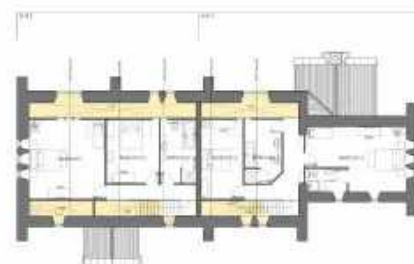
PLANNING PERMISSION
 Planning Permission was granted by Denbighshire County Council on the 23rd February 2015 for the Conversion of disused church to two holiday lets. The consent is for a sympathetic conversion of the building, retaining it's original character and historic architectural features, whilst providing potential to create a unique conversion. A copy of the Planning Consent with Conditions is available for inspection at the Agent's Denbigh Office, or alternatively prospective purchasers can view this on the Denbighshire

County Council website. Planning reference 23/2015/0416

PROPOSED GROUND FLOOR
 Included for identification purposes only, not to scale.



PROPOSED FIRST FLOOR
 Included for identification purposes only, not to scale.



SITE PLAN
 Included for identification purposes only, not to scale.



EXISTING ACCOMMODATION
 Outbuilt front entrance with stone arch, exposed timbers, tiled floor and windows to either side. Large arched front door to interior.

OUTBUILT FRONT ENTRANCE
 Stone arch, exposed timbers, tiled floor and windows to either side. Large arched front door to interior.

INTERIOR
 57'0" x 24'0" (17.37m x 7.32m)
 High vaulted ceiling with exposed beams, high level arched leaded windows to the front, side and rear elevations. Stone font.

ALTAR
 21'0" x 13'9" (6.40m x 4.19m)
 Feature stained / leaded glass window to the north eastern elevation, further leaded window to the front, carved wood panelling, tiled floor and door to:

VESTRY
 12'0" x 10'1" (3.66m x 3.07m)
 Window, power and light, electricity meters and exterior door.

OUTSIDE
 A property occupies an elevated setting, standing within lawned grounds with numerous mature trees and substantial stone walling to the road side. There are far reaching views in a south easterly direction over the surrounding rolling countryside across to the Vale of Clwyd and Clwydian Hills in the far distance. A new

vehicular access is to be sited to the western part of the plot and to provide a parking / turning area. A copy of the plan showing the proposed new boundaries, is available for inspection from the agents Denbigh office.

VIEWS OVER COUNTRYSIDE



DIRECTIONS

From the Ruthin Road, Denbigh turn right after the Leisure Centre onto Ystrad Road. Follow this road out of the town, passing the cemetery on the left hand side, over the hump back bridge and up the hill in the direction of Prion. The Church will then be found after approximately 2 miles on the right hand side.

VIEWING

By appointment through the Agent's Denbigh Office on 01745 816650.

FLOOR PLANS - included for identification purposes only, not to scale.

SEW