



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

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**BY PUBLIC AUCTION**

## Llawrycwm Chapel And Ty Crwyn Chapel House, Llanfyllin, SY22 5HZ

**FOR SALE BY PUBLIC AUCTION** Thursday 20th September, 2018 at  
12Noon at Welshpool Livestock Sales, Buttington, Welshpool, Powys,

- Redundant Former Chapel and Chapel House within its own Grounds •



**GUIDE PRICE - £50,000**

Welshpool Office 01938 554818 [welshpool@morrismarshall.co.uk](mailto:welshpool@morrismarshall.co.uk)

Morris Marshall & Poole with Norman Lloyd have been favoured with instructions to offer by Auction the Chapel and Chapel House on behalf of The Presbyterian Church in Wales.

The property is alongside the B4393 and is approximately 2.5 miles east of the small town of Llanfyllin which has primary and secondary schools, a modern doctors practice including dentist, mini-mart, several pubs and privately owned shops. Welshpool and Oswestry are within reasonable travelling distances.



The chapel comprises a single storey building and measures internally 8m x 6m.



The chapel house is a two up, two down and measures externally 8.8m x 5m. Both properties require renovation and modernisation.



The chapel was constructed of brick and slate in 1891 (according to the date stone) with the detached stone and slate cottage to the rear being built previously and we understand was a skinning and tannery cottage.







### **Tenure**

Freehold

### **Services:**

It is understood that mains electricity has been connected to the chapel. All interested parties are to make their own investigations with regard to the connection of services and the relevant costings.

### **Outgoings:**

Not Assessed.

### **Viewing:**

By Appointment through the Selling Agents. please be aware that entry to both properties and the adjoining land is at your own risk and care should be taken WE DO NOT RECOMMEND CHILDREN VIEW.

### **Planning:**

The property is sold without planning consent.

### **Auction Venue and Date:**

Welshpool Livestock Sales, Buttington Cross, Welshpool, Powys, SY21 8SR - Date Thursday 20th September, 2018 at 12 Noon.

### **Vendors Solicitors:**

Mary Croft, Crampton, Pym & Lewis, 47 Willow Street, Oswestry, Shropshire, SY11 1PR - 01691 653301

### **Sale Contract and Conditions of Sale:**

The special conditions of sale will not be read at the auction but will be available for inspection at the offices of the vendor's solicitors and the Welshpool Office of the estate agents fourteen days prior to the sale day.

### **Bidders Registration:**

All potential bidders must register on the day of the auction in order to purchase.

To register you **MUST** provide proof of identify to comply with the Money Laundering Regulations. Please bring with you a current passport or photographic driving licence together with a recent utility bill (not older than 3 months).

### **Vendor Right to Bid:**

This property/land is subject to a reserve. The sale of land act 1867 states:

And, where any sale by auction of land is declared either in the particulars or conditions of such sale to be subject to a right for the seller to bid, it shall be lawful for the seller or any one person on his behalf to bid at such auction in such manner as he may think proper.

### **Route Directions:**

From Welshpool proceed on the A490 signposted Guilsfield/Llanfyllin. At the junction with the A495 turn right then first left and continue to Llanfyllin. Proceed through the town and take the left turn for Llwydiarth/Lake Vyrnwy B4393 and continue for approximately 2.5 miles and the chapel will be found on the right.

**Morris Marshall & Poole with Norman Lloyd - 01938 554818**

RWH - 19/7/18

### **Website:**

To view a complete listing of properties available for sale or to let please view our website: [www.morrismarshall.co.uk](http://www.morrismarshall.co.uk). Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

