



## Spon Green

Buckley, Flintshire CH7 3BH

Price  
£150,000

An opportunity to acquire a large former church with two large function rooms, attached two bedroom self contained cottage and sizeable car park, the whole extending to approximately 0.43 acre. Occupying a convenient position on the periphery of Buckley, approximately 1 mile from the town centre and within a short drive of the A55 at Dobshell. Affording potential, subject to the necessary Planning Consent being obtained, for a variety of uses, and possible redevelopment of the site. The Church dates from 1853 with later additions and occupies a prominent corner position within this established residential area and has the benefit of front and rear vehicle access. Extending to approximately 3,300 internal square feet (including the cottage) and in brief comprising: Church 40'4" x 30'2", two large function rooms, vestry, kitchen, ladies and gents, and disabled toilets. Gas fired central heating system (not tested).



#### LOCATION

Buckley town centre is within a short distance providing a wide range of facilities catering for most daily requirements to include primary and secondary schools. The Dobshill interchange with the A55 expressway is within 2 miles enabling access towards Chester and beyond.

#### THE ACCOMMODATION COMPRISES:

Twin pine panelled doors to:

#### CHURCH

15.34m x 9.19m (50'4" x 30'2")

Vaulted ceiling with feature leaded and stained glass to the front elevation, further windows to either side, two double panelled radiators and Glow Worm gas fired central heating boiler. Full height glazed section with matching glazed doors to either side lead through to the church. High ceiling with sash windows extending to two aspects, sloping floor with raised section to the altar and one corner. Radiator. Glazed door to the side entrance.



#### SIDE ENTRANCE

With UPVC double glazed exterior door and matching window, quarry tiled floor, electricity meter and radiator. Steps up to the inner hall.



#### INNER HALL

With UPVC double glazed window and door leading through to the hall and storeroom.

#### VESTRY

3.05m x 2.21m (10' x 7'3")

#### HALL (ONE)

10.36m x 4.80m (34' x 15'9")

A versatile room with frosted windows to the side elevation, Marley tiled floor and three radiators. Twin doors lead through to the side room.



#### HALL (TWO)

7.85m x 3.45m (25'9" x 11'4")

Continuation of the Marley tiled floor, three radiators and fitted worktop with base cupboards beneath. Skylight and glazed door leading through to a further side porch.



#### SIDE PORCH

With quarry tiled floor and UPVC double glazed doors to the car park.

#### REAR HALLWAY

With UPVC double glazed exterior door, Marley tiled floor, doors leading to the kitchen and toilets.

#### KITCHEN

3.61m x 2.26m (11'10" x 7'5")

Range of base and wall units with worktops, single drainer sink unit with preparation bowl, mixer tap and tiled splashback. Space for gas cooker, extractor fan, double panelled radiator and skylight.



#### LADIES & GENTS TOILETS

#### DISABLED TOILET/BABY CHANGING ROOM

With double panelled radiator, two double glazed windows and Worcester gas fired central heating boiler.

#### THE COTTAGE

UPVC double glazed front door to the living room.



#### LIVING ROOM

4.88m x 3.94m (16' x 12'11")

With double glazed window, radiator, staircase to the first floor, wall mounted gas fire, electricity meter cupboard and tv aerial point. Internal door to the kitchen.

#### KITCHEN

4.42m x 2.59m (14'6" x 8'6")

Range of fitted worktops with drawers beneath, single electric oven and ceramic hob. Inset sink unit and tiled splashback. Wall mounted Worcester gas fired central heating boiler, radiator, plumbing for washing machine, double glazed windows to the front and rear aspects and UPVC double glazed exterior door.





FIRST FLOOR LANDING

#### BEDROOM ONE

5.44m x 3.12m (11'82" x 10'3")

Double glazed window to the front and double panelled radiator. Opening to the dressing room.

#### DRESSING ROOM

2.87m x 1.83m (9'5" x 6')

With double glazed window and double panelled radiator. Internal door to the shower room.

#### BEDROOM TWO

4.88m x 2.84m (16' x 9'4")

Double glazed window and double panelled radiator.

#### SHOWER ROOM

2.87m x 2.59m (9'5" x 8'6")

A large wet floor shower room with wc, wash basin and tiled shower area with Mira Advance thermostatic electric shower. Two double glazed windows and radiator.



#### OUTSIDE

Enclosed car park to the front of the Church with gated access off Spon Green and additional parking to the rear via Brickfields. Hard standing area to the rear of the cottage.



#### CHARITIES ACT

As a registered charity (registered charity number: 1133745) the seller is required to obtain best value in all disposals of property in line with the provisions of the Charities Act 2011. A period of full marketing (usually at least six weeks) will be required and any offers made should be made in writing directly to the selling agent. The seller is required to ensure that any terms are endorsed by a chartered surveyor as being in accordance with the 2011 Act. To satisfy the Acts best value requirement the seller must consider offers until contracts of sale have been exchanged. The quoted asking price is a guide and interested parties should submit the best offer they are prepared to make.

#### TERMS OF SALE

The property shall not be used for:

- Manufacture, distribution or sale of alcohol
- Religious use without written authority of the vendor
- Immoral, sacrilegious, offensive or noisy purposes; use for the occult or psychic mediums; use as a club or any use which may cause nuisance or annoyance to the neighbouring area; use as a venue for holding civil marriages.

- The property shall cease to be called 'Bistre Methodist Chapel' and shall not be called anything expressing or implying it to have or to have once had any ecclesiastical connections'.  
- If the property is sold to another party (the acquiring party), the purchaser will enter into a contract with the acquiring party and the Representative Body to the effect that the acquiring party will accept and uphold the covenants contained in the original conveyance and incorporate the same clause in the terms of any contract with any successive purchaser.'

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- The purchaser will be responsible for meeting surveying and legal fees or any other reasonable costs incurred as a result of any variation, licence or contract relating to any of the above conditions.

#### ENERGY PERFORMANCE CERTIFICATE

The EPC displayed on these sales particulars relates to the Chapel House, Spon Green, Buckley, CH7 3BH.

#### DIRECTIONS

From the Agent's Mold office proceed along Chester Street and on reaching the mini roundabout take the second exit onto Chester Road. At the main roundabout take the second exit towards Buckley and continue through Mynydd Isa. On reaching the traffic lights on the outskirts of Buckley town centre, continue straight ahead and continue for approximately one mile, taking the right turn onto Bannel Lane. Continue for approximately 150 yards, taking the second right onto Spon Green whereupon the Church will be found on the right hand side.

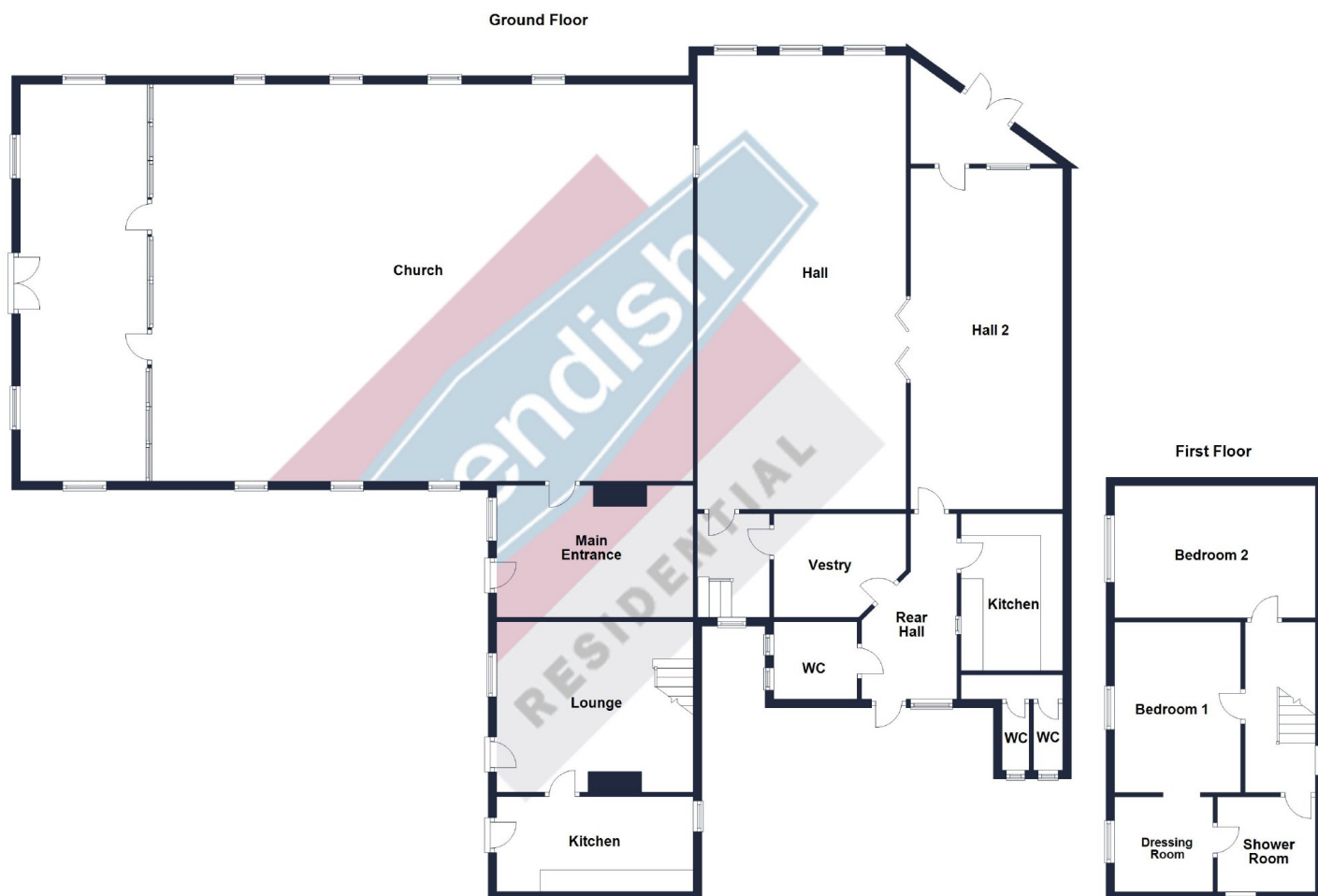
#### VIEWING

By appointment through the Agent's Mold Office 01352 751515.

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

DCW/JF





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.

