



Capel Bryn Du, Bryn Du, LL63 5RP Guide Price £80,000 to £100,000

FOR SALE BY FORMAL TENDER

An impressive Grade II listed chapel with an extensive school room to the rear along with a range of outbuildings. The property offers immense potential for the right purchaser and is ripe for development subject to the requisite planning permission.

Guide Price - £80,000-£100,000

Available for Sale by FORMAL TENDER by 12noon on Thursday 30th April 2020, tenders to be clearly marked Private and confidential "Capel Bryn Du Tender" and sent to Morgan Evans & Co Ltd, 28-30 Church Street, Llangefni, Anglesey, LL77 7DU



Directions

From our Llangefni office proceed along the A55, leaving at junction 5 signposted Rhosneigr, continue along the A4080 into Llanfaelog, turn left after the church. Continue along this road and down the hill and the chapel and school room will be found on the left hand side.

Description

The property is understood to have been re-built in the early 1900s and are of solid stone construction under a pitched slate clad roof. The Chapel is located in the rural hamlet of Bryn Du, Llanfaelog, close to the popular coastal village of Rhosneigr

The property offers excellent potential for a singles purchaser or for a developer.

Accommodation

Entrance Hallway

Front door to entrance hallway, two entrances into the Chapel and two sets of stairs either side to gallery.

Main Chapel

44'02" x 37'01" (13.46m x 11.30m)

Back Room

15'00" x 14'01" (4.57m x 4.29m)

School Room

26'07" x 47'03" (8.10m x 14.40m)

Side porch and door out to side

Outside

A range of detached stone buildings with slate roof briefly comprising open fronted garages x 3 and two outhouses.

Plan

The plan is for identification purposes only.

Planning Applications

Pre-planning application has been submitted and the Local Authority confirm that Holiday Let Use only would be forthcoming.

Services

Mains water, electricity. Mains drainage. No services, appliances or central heating (if any) have been tested by Morgan Evans and Company Limited.

Rights of Way & Easements

The property is offered for sale subject to and with the benefit of all rights, either public or private, wayleaves, easements or other rights, whether specifically referred to or not.

Tenure

We have been informed by the vendor (the seller), this property is FREEHOLD with vacant possession upon completion of the sale. Once the vendors solicitors are instructed, (normally when a sale has been agreed).

Viewing

Contact the agents- Strictly by appointment only.

Buying by Formal Tender

Buyers are required to make their own investigations to satisfy themselves as to the condition of their purchase. Buyers intending to submit a tender are strongly advised to consult a legal adviser for independent advice on legal documentation and to make any pre-contract enquiries prior to tendering. Successful buyers are advised that the contract is binding.

Proof of Identity

To comply with money laundering regulations all successful bidders are required to provide photographic identification and proof of address when signing the Memorandum of Sale. Acceptable photographic identification Current passport or UK driving licence, Acceptable proof of address, Original utility bill, Building society or bank statement Credit card statement. Any other form issued within the last 3 months that provides evidence of residency at the correspondence address.

Deposit

Deposits are to be paid on the acceptance of the offer.

Payment made to Morgan Evans & Co Ltd can be made by any of the following methods;

Debit card or Bankers Draft

Personal Cheque (subject to prior arrangement).

Solicitors

Messrs T R Evans Hughes & Co, Holyhead, Anglesey.

Administration Charge

In addition to the 10% deposit payable, an administration fee of £800.00 plus VAT (£960.00) is payable at the same time as the contractual deposit on each lot purchased.

Tenders & Legal Documents

The Legal Pack will be available to download from our website approximately 3 weeks prior to auction. A copy of the registration form can be found within the Legal Pack or contact the office for a form. A signed draft contract will be required with your tender.



We strive to make property particulars as accurate as possible, interested parties should make their own investigations before finalising their offer to purchase. We have not tested any appliances, equipment, fixtures, fittings or services and cannot verify their working order. Solicitors should confirm that moveable items described in sales particulars are, in fact, included in the sale. Measurements used in this brochure may be approximate. If intending purchasers need accurate measurements, we recommend a final inspection prior to exchange of contracts. Where plans appear, please note that they are for identification purposes only and may not be to scale.



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