

# FOR SALE

On behalf of the Western Counties and South Wales Evangelisation Trust



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## THE FORMER GOSPEL HALL, POPLAR ROAD, GEORGETOWN, TREDEGAR, NP22 4LH

- Large Hall in popular and established residential suburb of Tredegar.
- Unlisted – Potential for redevelopment/conversion for residential purposes (subject to planning permission and other consents)
- Good access to transport, schooling and local facilities.
- Offers in the region of £100,000 (subject to contract).

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## LOCATION

The former Tredegar Gospel Hall occupies a prominent position on Poplar Road. Georgetown is a well established suburb of Tredegar and the property lies approximately 1 mile from the town centre.

Tredegar is approximately 20 miles north of Newport, and is accessed via the A4048 to the south. The A465 Heads of the Valleys road lies approximately 2 miles to the north. A local Primary School is situated nearby, and Tredegar Comprehensive School is within approximately 1 mile.

A location plan is enclosed.

## DESCRIPTION

The former Gospel Hall comprises a two storey detached building, principally constructed in stone/brick with elevations partly rendered. The roof is pitched and clad with slate. The original Chapel is believed to have been constructed in 1910, and acquired for use as a Gospel Hall in 1969.



The site area is shown edged red on the enclosed plan, and extends to approximately 0.14 acre (0.053 hectare).

Vehicular access is obtained from Poplar Road serving a car parking area to the south and east of the Hall.

A water course runs adjacent to the south-eastern boundary which feeds into a nearby pond.



## ACCOMMODATION

Internal accommodation is provided at two levels:

### Ground Floor (road level)

Front entrance hall:	12.3	sq m
Rear store:	4.5	sq m
Main hall:	80.2	sq m
Raised rear store:	6.1	sq m
Raised rear store:	5.8	sq m
Former baptistry:	6.8	sq m

<b>Total Ground Floor</b>	<b>115.7</b>	<b>sq m</b>
<b>Area (approx):</b>	<b>(1,246)</b>	<b>sq ft</b>
		<b>GIA</b>

### Lower Ground Floor

Front hall:	7.6	sq m
Gentlemen's wc:	4.7	sq m
(2 no. cubicles with low level wcs and wash hand basin)		
Ladies wc:	6.8	sq m
(2 no. cubicles with low level wcs and wash hand basin)		

Meeting Room 1:	33.3	sq m
Meeting Room 2:	18.8	sq m
Kitchen:	15.1	sq m
(range of fitted units & serving hatch)		
Store/boiler house	6.04	sq m
Entrance hall	4.6	sq m
<b>Total Lower Ground</b>	<b>97.0</b>	<b>sq m</b>
<b>Floor Area (approx):</b>	<b>(1,046)</b>	<b>sq ft</b>
		<b>GIA</b>



#### External

Pedestrian access to the Hall is obtained via a short flight of steps at ground floor level. Secondary pedestrian access from western elevation.

Vehicular access directly from Poplar Road leading to a tarmac parking area. Large stone boundary wall to east, with other boundaries principally defined by chain-link fencing set on concrete posts.

#### **STATUTORY SERVICES**

We understand that mains gas, electricity, water and drainage are connected to the property, but interested parties must satisfy themselves regarding the location and capacity of services and sewers, and their adequacy to serve any proposed development.

Gas fired central heating system (not tested).

#### **PLANNING POTENTIAL**

Interested parties must satisfy themselves regarding any planning potential for alternative use of the property.

It is anticipated that subject to appropriate conditions, that the Planning Authority would consider residential use, but we emphasise that prospective purchasers must satisfy themselves in this regard.

#### **TENURE**

The property is freehold and will be sold with the benefit of vacant possession throughout.

#### **BASIS OF SALE**

**Subject to contract, offers in the region of £100,000 are invited for the freehold interest in the property.**

#### **VAT**

The Seller has elected not to charge VAT on the sale proceeds, but reserves the right to do so.



## **VIEWING**

The general site area can be viewed from Poplar Road. Access to the site and building must be formerly arranged with the Selling Agent.

It is anticipated that a number of specific viewing days will be arranged, and all parties who have registered their interest in the property will be informed of the viewing arrangements.

All parties inspecting the property do so entirely at their own risk.

## **ANTI-MONEY LAUNDERING**

The successful purchaser will be required to provide the usual information to satisfy AML requirements.



## **FURTHER INFORMATION**

To register your interest, contact:

Rawlins & Madley  
Chartered Surveyors  
17 St Andrews Crescent  
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**SUBJECT TO CONTRACT**

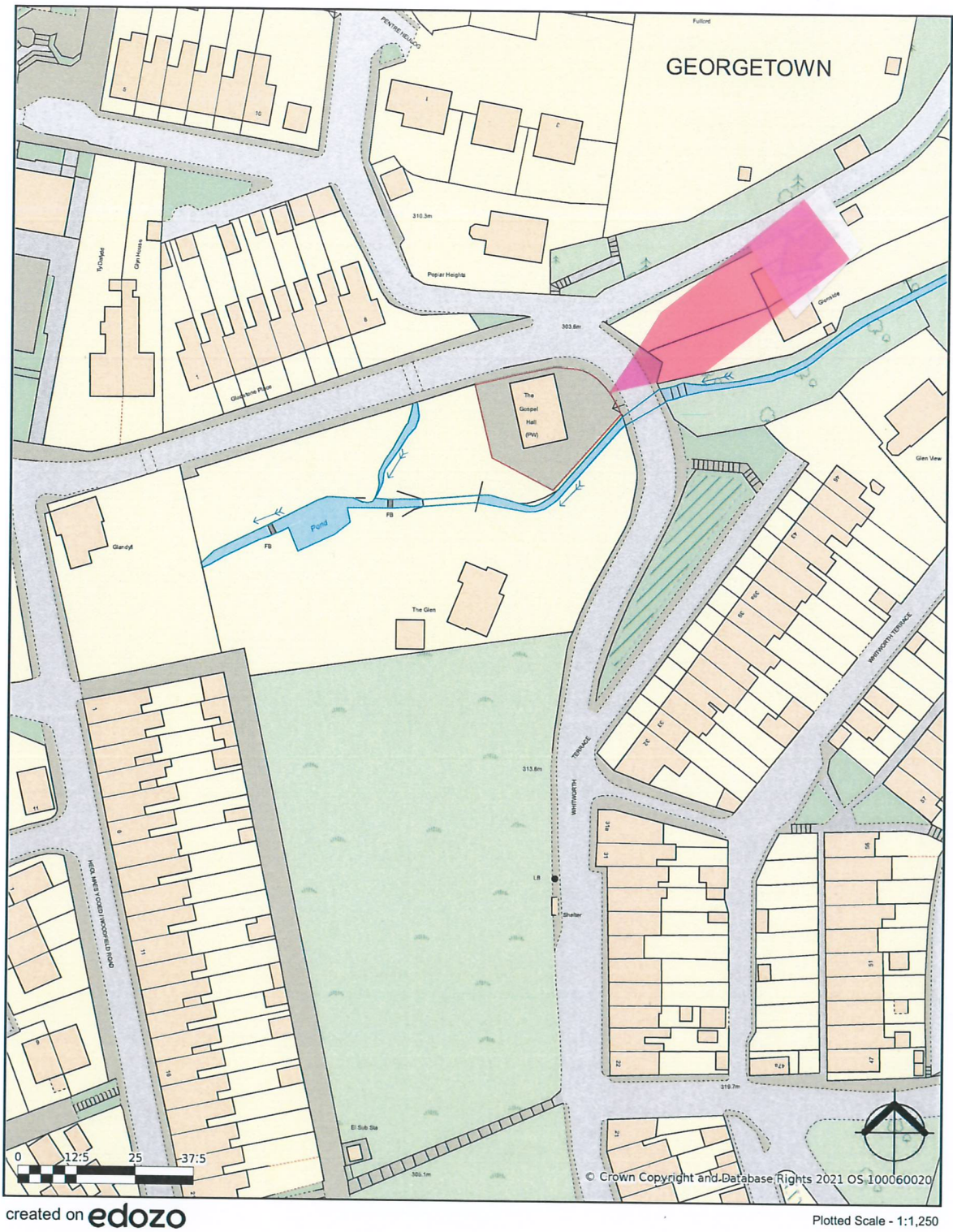
09/2021/2430







Gospel Hall, Poplar Road, Tredegar, NP22 4LH



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