

FOR SALE



On behalf of The Representative Body of The Church in Wales
(Registered Charity No. 1142813)



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For identification purposes only

THE FORMER ST PAUL'S CHURCH & HALL, ST PAUL'S AVENUE, BARRY, CF62 8HT

- Large Church and Hall occupying a prominent and imposing position
- Popular and established residential location close to Barry town centre
- Potential for conversion or redevelopment of the site for residential and other purposes (subject to grant of planning permission)
- Offers in the region of **£150,000** (subject to contract)

Rawlins & Madley for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any 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 the correctness of each of them;
- (iii) no person in the employment of Rawlins & Madley has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rentals quoted are exclusive of VAT (if chargeable)



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LOCATION

The former St Paul's Church and Hall occupy a prominent position on the northern side of St Paul's Avenue. Barry town centre is within ½ mile to the east, and comprehensive shopping facilities located in High Street are within a short walking distance. Morrisons Supermarket and other out of town retail stores are within ½ mile. Cardiff city centre is within approximately 9 miles and the M4 Motorway (Junction 33) is also within 9 miles.

DESCRIPTION

The former Church is believed to have originally been constructed in 1893, and the separate structure comprising the Church Hall was added in 1981. Both buildings are principally of brick construction under slated/tiled rooves. The Church occupies an elevated position, with the Hall located at lower level fronting directly onto St Paul's Avenue.

The Church building shows signs of structural movement, and if retained, the building would require extensive repair and refurbishment.

The site has a southerly aspect, and extends to approximately 0.55 acre (0.22 hectare) as shown for identification purposes only on the attached Ordnance Survey extract.

ACCOMMODATION

The Church

Porch/Lobby:	6.32m x 3.46m 20ft 8in x 11ft 4in
Nave:	14.78m x 21.36m 48ft 6in x 70ft 1in
Chancel/Choir:	6.00m (av) x 10.86m 19ft 8in (av) x 35ft 7in
Organ Loft:	4.50m x 5.80m 14ft 9in x 19ft 0in
Vestry:	3.15m x 5.84m 10ft 4in x 11ft 2in

Boiler Room located beneath Church.

The Hall

Entrance Lobby	
Main Hall:	18.03m x 9.72m 59ft 2in x 31ft 10in
Storage Area with staircase to upper loft.	
Kitchen:	3.40m x 4.50m 11ft 2in x 14ft 9in
Adjoining Store:	1.5m x 3.4m 4ft 11in x 11ft 2in

Male/Female/Disabled wc facilities.

External

There is no graveyard. Sloping grounds comprising small lawned area and variety of shrubs, paved footways and steps providing pedestrian access to Church and Hall.

All dimensions and areas quoted are approximations only. Prospective purchasers should verify the information by inspection or formal survey. It should also be noted that the Parish may wish to remove a number of stained glass windows and the font from the Church prior to a sale being completed.



STATUTORY SERVICES

We understand that mains gas, electricity, water and drainage are connected to the former Church Hall, and space heating is provided via a gas fired central heating system (not tested).

There are no drainage or wc facilities within the Church, and heating is via a gas boiler and a network of pipes. The heating system is not in working order.

PLANNING POTENTIAL

We are advised that the buildings are not listed, nor does the site lie within a Conservation Area. Interested parties must satisfy themselves regarding any planning potential for alternative use of the property.

Given the residential character of the area, it is anticipated that subject to appropriate conditions, the Planning Authority would consider residential use or redevelopment, but we emphasise that prospective purchasers must make their own enquiries of the Planning Authority.

TENURE

The property is freehold and will be sold with the benefit of vacant possession throughout. The sale will be subject to the Church in Wales' Standard Terms of Sale which include the following:

The property shall not be used for:

- Manufacture, distribution or sale of alcohol.
- Religious use.
- 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 vendor or the use of any retained land where present; weddings.
- The property must cease to be called "St Paul's Church" and must not be called by any name that is associated within its use as a church or the dedication of St Paul.
- 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 of the Church in Wales 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.

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

There are further Purchaser's covenants, details of which are available upon request.



VAT

VAT will not be charged on the sale.

BASIS OF SALE

Subject to contract, offers in the region of **£150,000** are invited for the freehold interest in this property.

As a registered charity (registered charity number: 1142813) the seller is required to obtain best value in all disposals of property in line with the provisions of the Charities Act 1993.

A period of full marketing (usually at least six weeks) will be required and any offers 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 1993 Act.

To satisfy the Act's 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.

VIEWING

The general site area can be viewed from St Paul's Avenue. Access to the site and buildings must be formally arranged with the selling agent.

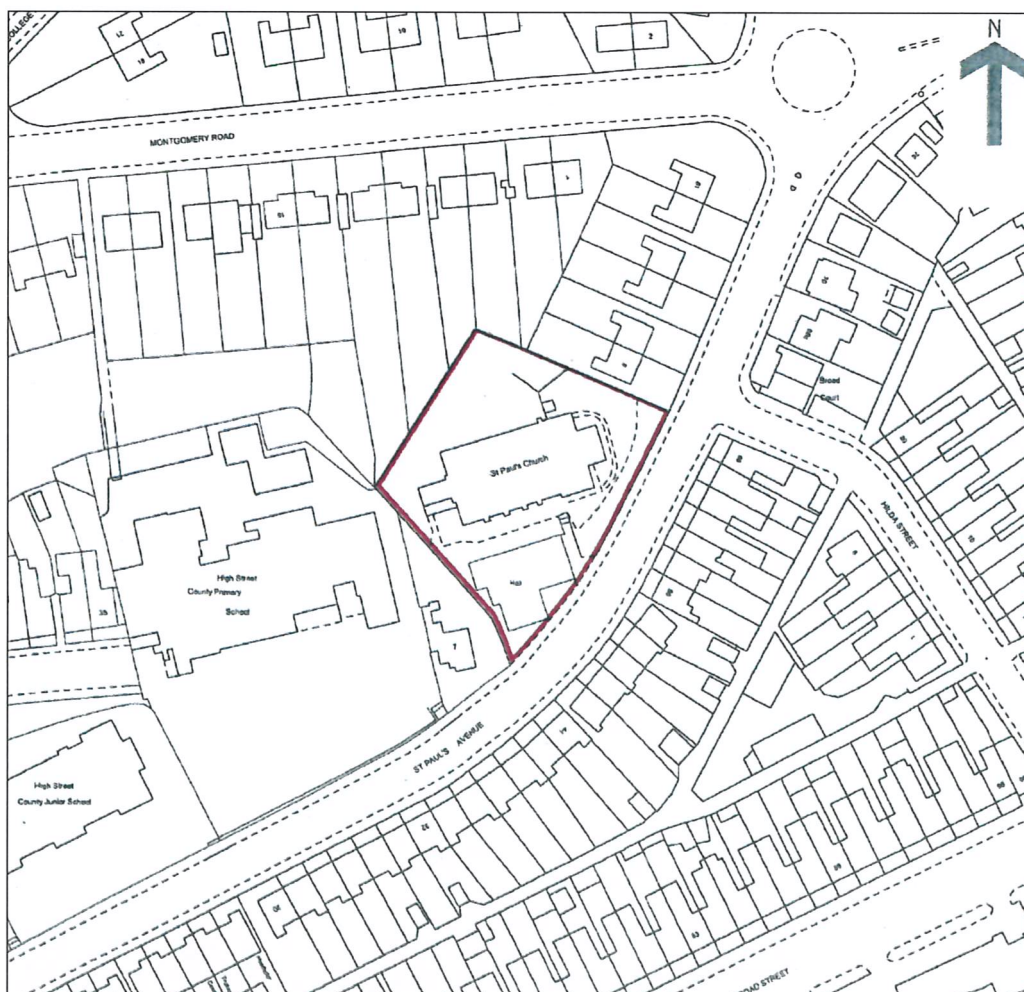
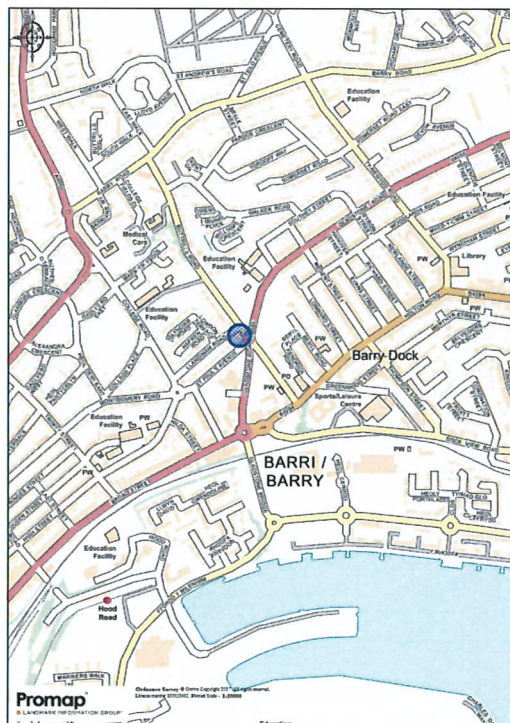
It is anticipated that a number of specific viewing days will be arranged, and all parties who have registered their interest in the property will be informed of the viewing arrangements.

FURTHER INFORMATION

For further details please contact:

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NB All plans and photographs are for identification purposes only and not to scale

SUBJECT TO CONTRACT