

FOR SALE **Methodist Church**

Norton Bridge Methodist Church, Pontshonnorton Road, Pontypridd, CF37 4NE



BRUTON KNOWLES



- 1,322 Sq. Ft
- Guide price £125,000
- Use Class F1
- Wheelchair access

For Sale | Code 12502

brutonknowles.co.uk

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Location

The property lies within the jurisdiction of Rhondda Cynon Taf County Borough Council. The M4 motorway, which connects London with South Wales, is located approximately 7.0 miles to the southeast of the subject property. By road, the subject property is located approximately 13 miles northwest of Cardiff, 51 miles west of Bristol, 109 miles southwest of Wolverhampton, 124 miles southwest of Birmingham and 158 miles west of London. Pontypridd railway station is situated approximately 1.3 miles to the southwest of the subject property. From Pontypridd there are direct services to Radyr (15 mins), Treherbert (36 mins) and Merthyr Tydfil (1 hour 47 mins). The subject property lies on the eastern side of Pontshonnorton Road, immediately to the north of Tyn-Y-Coed House and approximately 1 mile northeast of the town centre.

Description

The property is a modern church building, dating from 2004, of rendered cavity block construction, with semi-dressed stone front façade, under a pitched slate covered roof, with aluminium rainwater goods and Velux rooflights, incorporating uPVC double glazed windows and doors. The building occupies an elevated position on the eastern side of Pontshonnorton Road, accessed via both steps and a ramp, with decorative balustrade. Immediately adjacent to the church is a gravel surfaced garden/yard area, with retaining wall to the rear. The internal specification is of painted plastered walls and ceilings, with a mix of fluorescent and downlighters, concrete floor with a mix of carpeted and tiled flooring, heated throughout via a Valliant gas fired boiler and traditional metal panelled radiators. The accommodation is arranged as access porch, kitchen, nave, 2 WCs and store. The kitchen is fully fitted with gas fired range and vinyl floor.

Parking

There is no car parking although there is a small external paved area to the front externally which could be utilised as parking space subject to planning if access is lowered from the road.

Accommodation

Floor	GIA Sq M	GIA Sq Ft
Ground	122.81	1,322
Total Internal Area	122.81	1,322

Services

We understand that the property is connected to the following mains services, but have not carried out any tests in this regard:

- Gas
- Electricity
- Drainage
- Water

Rates

The provisions of Schedule 5 paragraph 11 Local Government Act 1988 (as amended) exempt from rating property in the following categories where specified requirements are satisfied: Churches, chapels and other places of public religious worship; Church halls, chapel halls and similar buildings; Ancillary administrative premises.

We advise all interested parties to confirm this position with the local authority.

Energy Performance Certificate

An EPC is not required when selling a Church which has been used primarily as a place of worship

VAT

No VAT is applicable unless stated otherwise.

Guide Price

£125,000

Tenure

The freehold is available by way of Private Treaty.

Bids to be submitted to:

- Phoebe.harmer@brutonknowles.co.uk

Viewing

Viewing is available by prior appointment with the sole agents, Bruton Knowles, only. Set viewing days will be allocated and timeslots available on request.

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Contact:

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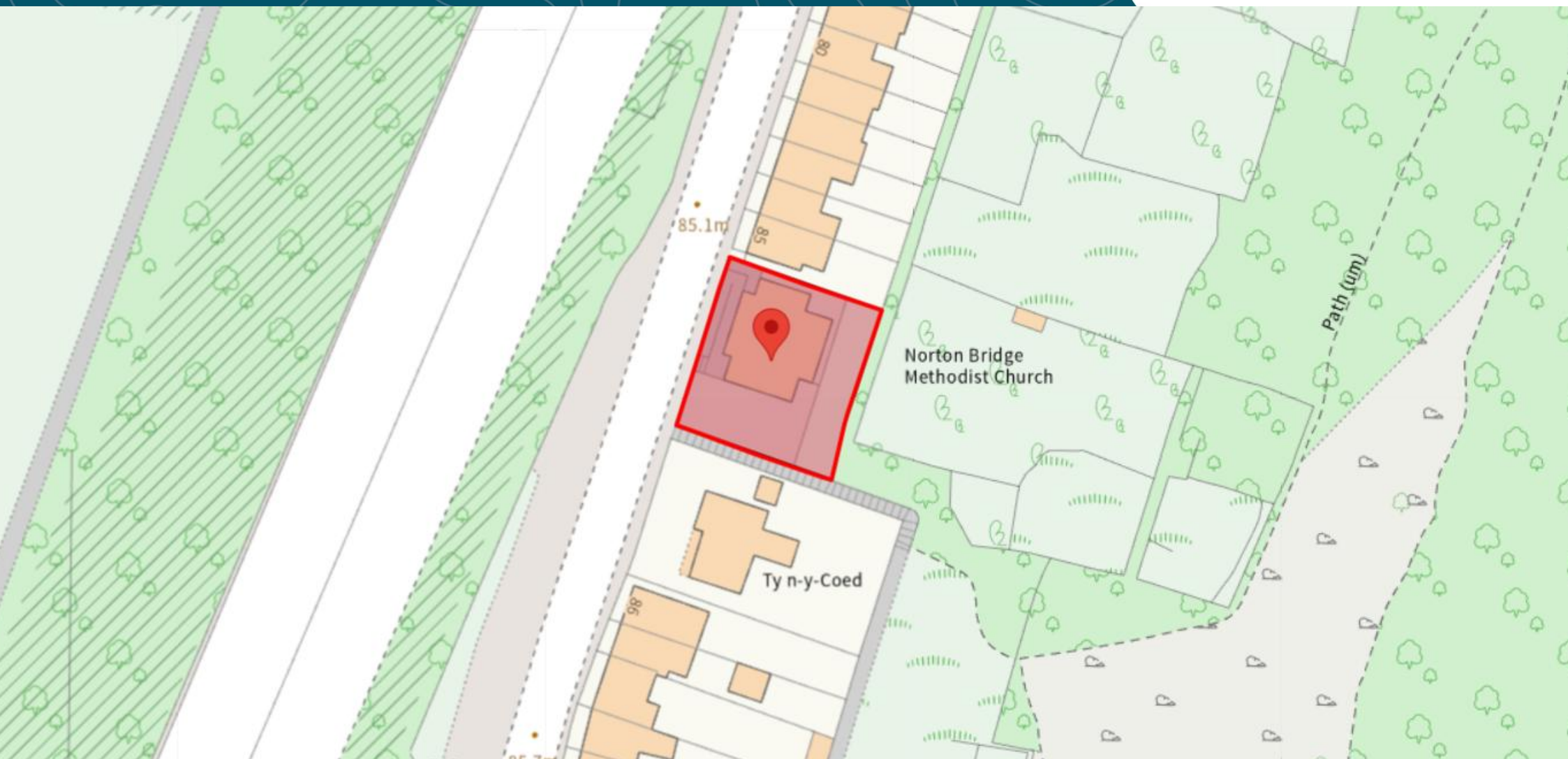
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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