

FOR SALE **Methodist Church**

Treherbert Methodist Church, 1 Dunraven Street Treherbert Treorchy CF42 5BH



BRUTON KNOWLES



- 1,327 Sq. Ft
- Guide price £110,000
- Use Class F1
- Wheelchair access

For Sale | Code 12501

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Location

The subject property lies within the jurisdiction of Rhondda Cynon Taf County Borough Council. 44B 45B The M4 motorway, which connects London with South Wales, is located approximately 10 miles to the south of the subject property. By road, the subject property is located approximately 30 miles east of Swansea, 24 miles northwest of Cardiff, 62 miles west of Bristol, 128 miles southwest of Birmingham and 171 miles west of London. 46B Treherbert railway station is situated approximately 460 metres to the southeast of the subject property. From Treherbert there are direct services to Ynyswen (2 mins), Pontypridd (33 mins) and Radyr (49 mins). 47B Ynyswen railway station is situated approximately 0.7 miles to the southeast of the subject property. From Ynyswen there are direct services to Treherbert (5 mins), Pontypridd (31 mins) and Radyr (47 mins). The subject property lies on the northern side of Dunraven Street, immediately west of Glenrhondda Court, close to its junction with Hill Street and approximately 0.5 miles northwest of the village centre in Bute Street, close to the railway station.

Description

The subject property is a purpose built church dating from the 1980's of cavity brick construction, under a pitched and hipped, tiled roof with plastic rainwater goods, incorporating single glazed timber windows, in part being decorative coloured leaded light windows with protective Perspex covering and accessed via part glazed timber doors. The building occupies a roughly triangular shaped plot, within a densely populated residential location. Externally, the unit is approached across a forecourt, laid to concrete slabs, with small dwarf wall to the front and incorporating a mix of stone wall and timber fenced boundaries, with small paved garden area to the rear. The internal specification is dated and includes concrete floor, with a mix of carpet and tiled floor coverings, exposed brick and painted

plastered walls, Artex ceilings, including a mix of bulkhead lights, downlighters and LED light tubes and heated throughout via an MAN gas fired boiler and traditional metal panelled radiators. The accommodation is arranged as entrance foyer, vestry, WCs, storeroom, kitchen, hall and nave.

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.

Accommodation

Floor	GIA Sq M	GIA Sq Ft
Ground	123.38	1,327
Total Internal Area	123.38	1,327

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

£110,000

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:

Phoebe Harmer BSc (Hons)

Commercial Agent

T: 07516 507939

E: Phoebe.harmer@brutonknowles.co.uk

Gloucester office:

Olympus House, Olympus Park,
Quedgeley, Gloucester, GL2 4NF

T: 01452 880000



FOR SALE

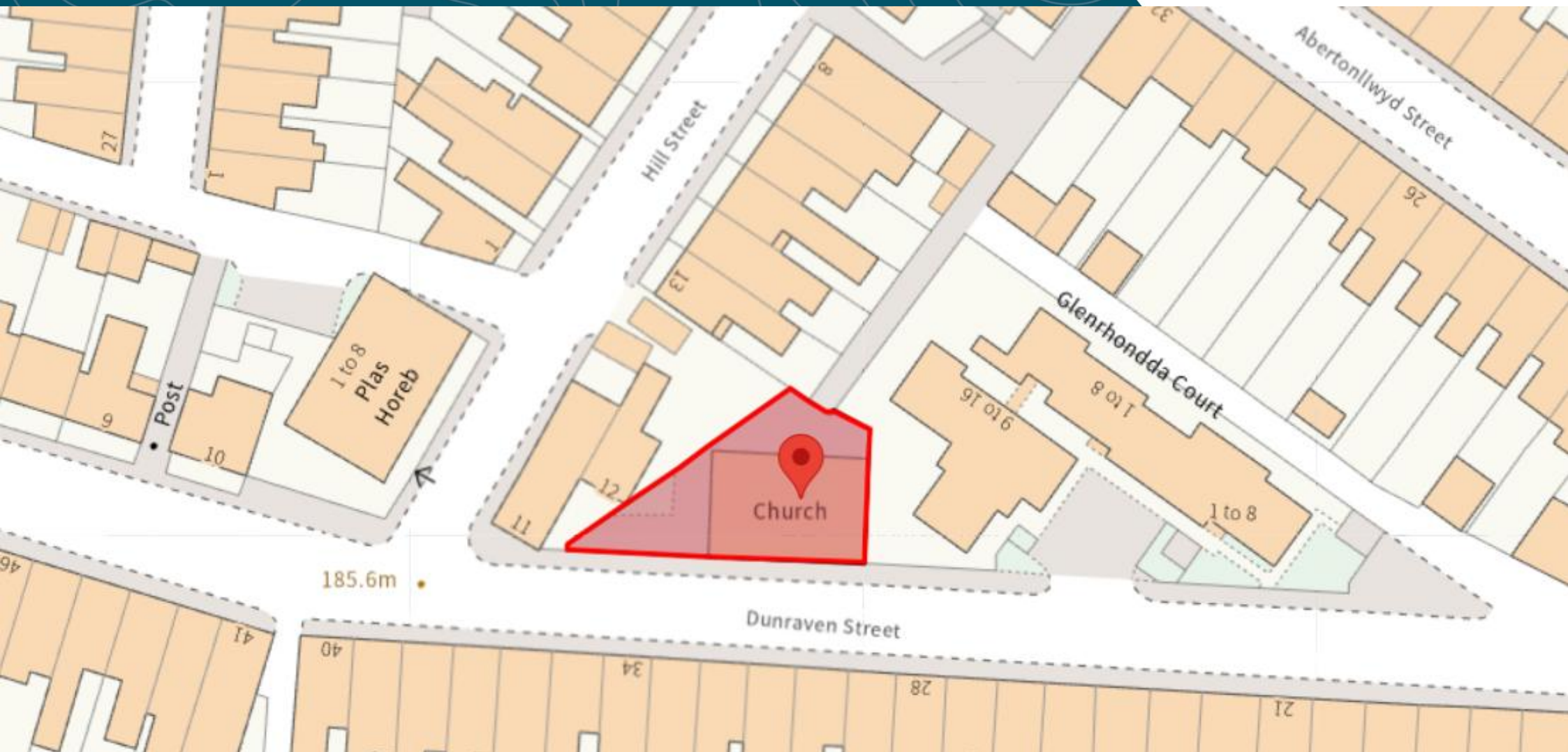


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Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars 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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