



01792 648809



[rjcharteredurveyors.co.uk](http://rjcharteredurveyors.co.uk)



Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS



Chartered  
Surveyors

Property solutions : Professionally delivered



**For Sale**  
**£25,000**

Former St. David's Church  
Harlech Street  
Tairgwaith  
SA18 1YH

- Detached former church (graves and land to the front of them will be excluded from the sale – see attached plan)
- Conversion/redevelopment opportunity (subject to necessary consents)
- Gross internal area: 123.63 m<sup>2</sup> (1330.75 ft<sup>2</sup>)



01792 648809



rjcharteredsurveyors.co.uk



Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS

## LOCATION

The subject property is situated a short distance from the A474 which connects the Tawe valley with the Amman valley. The property is located on Harlech Street in the village of Tairgwaith, approximately 1 mile east of the village of Gwaun-Cae-Gurwen.

Tairgwaith comprises of mainly residential properties. The church is located at the end of Harlech Street and faces out to the hillside and surrounding rural area.

## DESCRIPTION

The subject property comprises a purpose-built church. The building is not listed. The construction comprises of a timber frame with timber cladding to the exterior which has been rendered over. Timber pitched roof clad with slates. The church has double glazed windows.

The accommodation briefly comprises an entrance lobby, leading to the nave. A vestry completes the accommodation. There is a raised timber area at one end of the church. The seating has been removed.

## ACCOMODATION

Description	m <sup>2</sup>	ft <sup>2</sup>
Entrance lobby	4	43.06
Nave	110.06	1184.68
Vestry	9.57	103.01
<b>Gross Internal Area</b>	<b>123.63</b>	<b>1330.75</b>

## TENURE

The freehold interest is available with vacant possession.

## VAT

All figures exclusive of VAT, where applicable.

## VIEWING ARRANGEMENTS

NICK FOUNDS

☐ 01792 479845

@ [nick@rj-cs.co.uk](mailto:nick@rj-cs.co.uk)

ADAM HARRIS

☐ 01792 479841

@ [adam@rj-cs.co.uk](mailto:adam@rj-cs.co.uk)

## STATEMENT

As a registered charity (registered charity number: 1142813) our client is required to obtain best value in all disposals of property in line with the provisions of the Charities Act 2011 and to ensure that terms are endorsed by a chartered surveyor as being in accordance with the Act. The quoted asking price is a guide and interested parties should submit the best offer they are prepared to make. In accordance with our client's charitable status, the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.

RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



01792 648809



[rjcharteredsurveyors.co.uk](http://rjcharteredurveyors.co.uk)



Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS

## Freehold Sale of Former St David's Church, Tairgwaith – Purchaser's Covenants

The property is the former church and the area shown edged green on the plan and must 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 the retained churchyard shown edged red on the plan; weddings.

The property must cease to be called St David's Church and must not be called by any name that is associated with its use as a church or the dedication 'David'.

The purchaser must agree:

- Not to interfere with the use of the retained churchyard or to interfere with any legitimate visitors. It shall be the vendor's decision as to who is a legitimate visitor. Access to the retained churchyard is not permitted except where there is a right of way granted or a licence for access to maintain has been granted.
- To erect and thereafter maintain a wall, fence or hedge along the boundaries marked with a T between the sold and retained land to a specification to be agreed in writing with the vendor.
- To erect a gate at the point mark X and to permit access through the gate for the vendor and legitimate visitors to the retained churchyard.

RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.





01792 648809



[rjcharteredsurveyors.co.uk](http://rjcharteredurveyors.co.uk)



Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS

## Continued ...

- A pedestrian right of way along the hatched area will be retained for the vendor and all visitors to the churchyard. The right of way must be accessible at all times.
- To maintain and keep the hatched area in a good condition.
- Not to permit any animals onto the retained churchyard and to ensure that dogs or other animals in the ownership of the purchaser or anyone associated with the purchaser are secured such that visitors to graves are not frightened or intimidated.
- Not to alter or demolish the property without the written permission of the vendor and if agreed to acquire all appropriate permissions and consents including those required under local or national legislation, statutory instruments or policies. The purchaser must copy full details of any planning application to the vendor at the time such an application is submitted.
- Not to excavate any of the land included in the sale without obtaining all appropriate permissions and consents including those required under acts of parliament or local or national statutory instruments. The Disused Burial Grounds (Amendment) Act 1981 applies to any works and the purchaser will need to take legal advice to ensure familiarity with the details.

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 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.

RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



01792 648809



[rjcharteredsurveyors.co.uk](http://rjcharteredurveyors.co.uk)



Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS

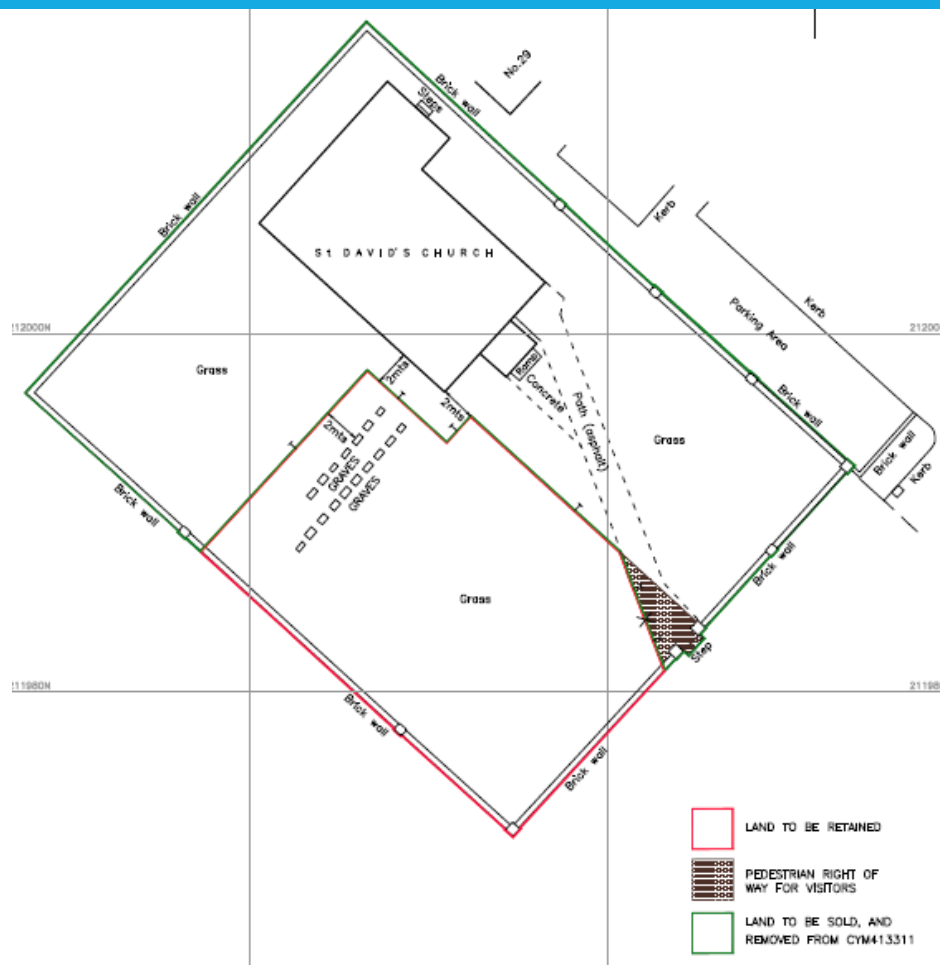
## LOCATION



RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.

## PLAN



RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.