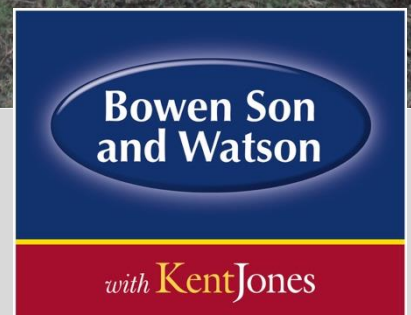




Salem Chapel, Old School Lane,
Eryrys, Mold, Flintshire, CH7 4DA

Tender Guide Price: Offers in Excess £45,000



DEVELOPMENT OPPORTUNITY - A SEMI-DETACHED FORMER CHAPEL WITH A GROUND FLOOR AREA OF APPROXIMATELY 1290 SQUARE FEET (120 SQUARE METRES) IN A RURAL VILLAGE LOCATION CONVENIENT TO MOLD, RUTHIN, WREXHAM AND CHESTER.

FOR SALE BY INFORMAL TENDER - CLOSING 9.30 AM THURSDAY 6TH MAY 2021.



Salem Chapel, Old School Lane, Eryrys, Mold, Flintshire, CH7 4DA

- Stone and Slate Semi-Detached Former Chapel
- Rural Village Location 5m Mold. 14m Wrexham
- Development Opportunity
- Approx. 1290 Sq.Ft. (120 Sq.M.) Floor Area
- Some Pine Fittings Included
- Small Forecourt

Description:

It is believed that the Chapel was constructed in the late nineteenth century. It is built of rendered stone external elevations beneath a slated roof and is semi-detached from an adjoining residential property. It comprises a vestibule; cloakroom; disabled WC; main chapel room over 31' x 21' with 11'6" headroom to false ceiling; vestry; kitchen. The property has previously been refurbished to include dry-lined walls, PVCu double glazed windows, rewiring and an overhauled roof. A Pre Application enquiry to Flintshire Council concerning the principle of conversion to a single residential dwelling indicated such a proposal would be acceptable in principle. Outside the grounds are restricted to a forecourt.

Location:

The village of Eryrys occupies an elevated position within the Clwydian Range Area of Outstanding Natural Beauty. It is convenient to Mold (5 miles), Wrexham (11 miles) and Chester (18 miles).

Constructed

of rendered stone beneath a re-slatted roof.

The Accommodation

(with approximate room dimensions) comprises :-

Entrance Vestibule

12' 0" x 7' 3" (3.65m x 2.21m)

Wall mounted electric convector heater. Velux double glazed roof-light.

Cloakroom

Fitted with a two piece white suite comprising a close coupled w.c. and wall mounted wash hand basin. Extractor fan. Wall mounted convector heater.

Disabled WC

Fitted with a close coupled suite and wall mounted wash hand basin. Extractor fan. Wall mounted electric convector heater.

Main Chapel Room

31' 10" x 21' 8" (9.70m x 6.60m)

excluding Foyer with built-in cupboard. Three tall PVCu framed double glazed windows to front and rear. External door. 11'7" (3.53m) to false ceiling with inset heaters and lighting. 8no. 7'6" (2.28m) pine pews. Pitch-pine Pulpit. 1no. 5' (1.52m) storage pews.

Vestry

8' 10" x 7' 6" (2.69m x 2.28m) maximum.

Kitchen

of a similar size to the Vestry and fitted with beige toned hessian effect laminate fronted units including a single drainer stainless steel sink unit inset into a range of seven-doored base units with four-doored matching suspended wall cabinets. Ceramic tiled splash-back. Wall mounted "Heatrae Sadia" water heater. Extractor fan. Wall mounted electric convector heater.

Outside:

Walled forecourt which accommodates the septic tank.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Services:

Mains water and electricity are connected subject to statutory regulations. Septic tank drainage.

Viewing:

By prior appointment with the Agents.

Method of Sale:

1. The offer should be submitted to our Wrexham Office to be received by no later than 9.30 am on Thursday 6th May 2021. The envelope containing the offer should be marked "Salem Chapel" in order that no offers are opened until after the deadline.
2. Please state clearly within your offer letter any conditions that are attached such as the sale of an existing property; survey or mortgage finance; or obtaining Planning Consent. If the offer is subject to obtaining a mortgage, please indicate the percentage loan that you will be seeking and whether or not a valuation report has already been carried out.
3. Please give the name and address of the solicitor that would act on your behalf if your offer is successful.

4. Our clients are not bound to accept the highest or indeed any offer that is made. As soon as a decision has been made, all parties will be advised in writing as soon as possible thereafter.

5. No offer will be considered that is made in relation to another offer e.g. £1.00 above the highest offer made and all offers should be for a fixed sum sterling.



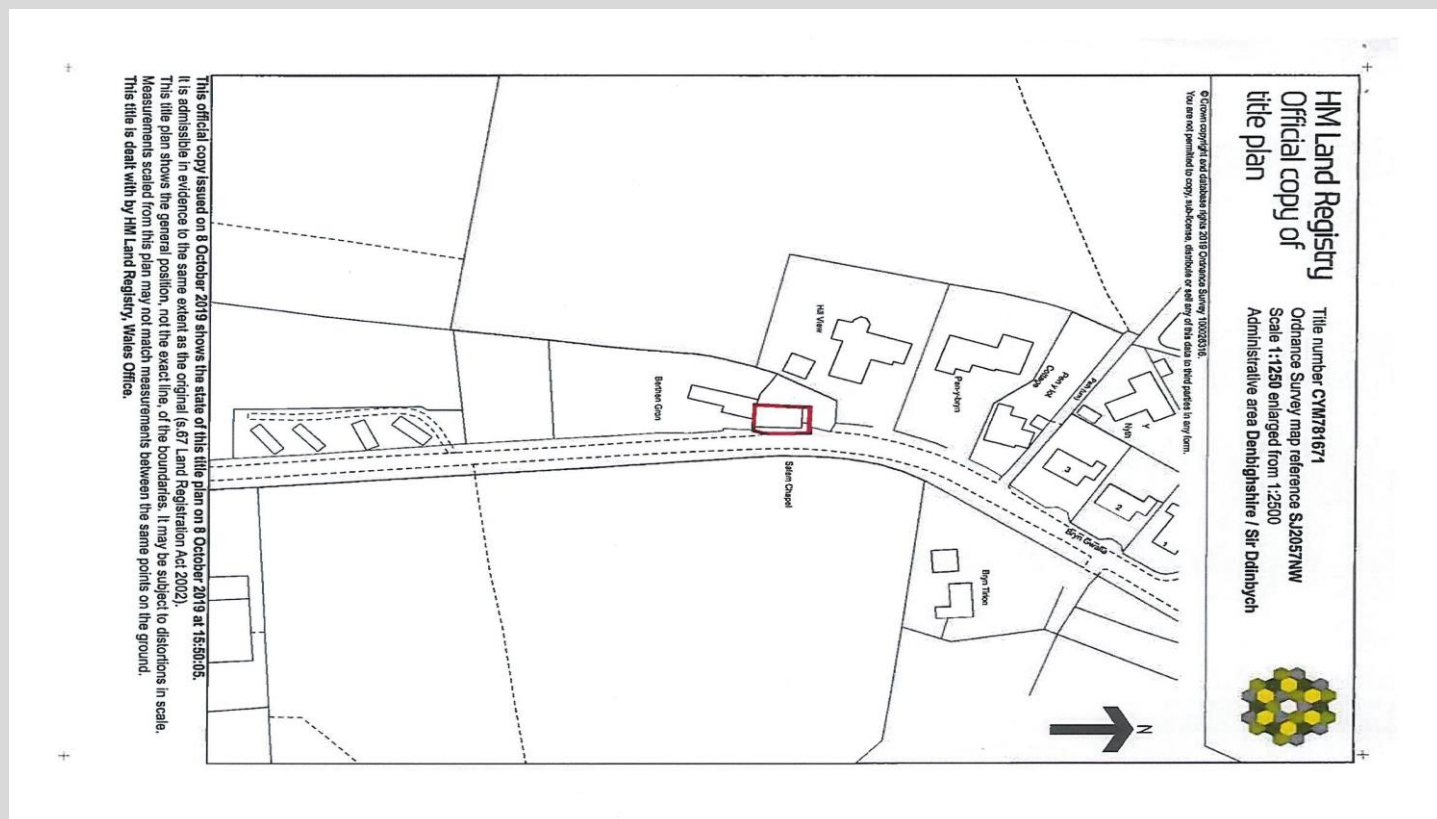
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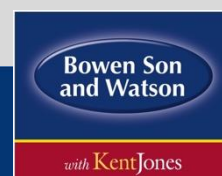
Directions:

For satellite navigation use the post code CH7 4DA. Leave Wrexham on the A525 Ruthin Road. Proceed through the village of Coedpoeth then bear left onto the B5430 after passing the Village Bakery factory on the right. Continue to the next cross roads by the former Moors Pub and proceed straight across continuing to the traffic lights in Rhydtalog. Proceed straight across to the next cross roads and then straight across again towards Eryrys. At the "T" junction in front of "The Sun" turn left and "Salem" will be seen on the right after about 100 yards.



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