



By Tender – Offers in excess £85,000

Bethania Chapel, Church Street,
Rhos, Wrexham LL14 2BP

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General Remarks

FOR SALE BY INFORMAL TENDER Friday 5th July 2024.

A plaque on the front elevation dates this substantial Baptist Chapel to 1902. Traditionally constructed of Ruabon Red brick beneath a slated roof, it has accommodation extending to approximately 1925 sq.ft. (179 sq.m.) comprising an entrance vestibule; main chapel room with a ceiling height of 17'10" (5.43m) and valuable fixed pine pews and pulpit; rear lobby; cloakroom and Sunday school room. It is gas centrally heated from a modern combi boiler. Outside it occupies a level plot of approximately 0.18 acre (725 sq.m.) with attached store shed, boiler room and existing vehicular access from the Cemetery Road elevation. In the Agents' opinion the existing property is suited to a number of uses including residential redevelopment (subject to consent).



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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 expressively 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.

Location: This Chapel is situated on level ground close to the heart of the village. Rhos is a thriving village community which provides wide-ranging School, Shopping and other social amenities including a Health Centre and The "STIWT" Theatre. The village is situated some three miles from Wrexham and only two miles from the nearest access-point onto the A483 town by pass by the Travel Lodge/Starbucks at Croesfoel, from where there is dual carriageway to Chester (16 miles) and the north west motorway network.

Accommodation

Constructed of Ruabon Red brick beneath a slated roof.

Entrance Vestibule: 6' 11" x 6' 11" (2.11m x 2.11m) Quarry tiled floor. Glazed brick walls to dado level.

Main Chapel Room: 47' 4" x 26' 3" (14.42m x 7.99m) Average ceiling height is 17'10" (5.43m). Three radiators and exposed pipework. 10no. 10'9" long centre pews with dividers. 25no. 4'6" single-ended pews. 1no. pine and wrought-iron Pulpit. 9no. coloured arched lead-lighted windows. 10no. drop-lights, seven with shades. Pine panelling to dado level.

Rear Lobby: 10' 7" x 4' 3" (3.22m x 1.29m) External door.

Cloakroom: 9' 9" x 4' 0" (2.97m x 1.22m) Fitted modern suite comprising a close coupled dual flush w.c. and a wall mounted wash hand basin with electric water heater above. Wall mounted electric convector heater.

Sunday School Room: 27' 3" x 20' 10" (8.30m x 6.35m) Fitted modern single drainer stainless steel sink unit inset into a range of six-doored base units with a matching suspended double wall cabinet. Fitted gas fire to a brickette and tiled fireplace. Two arched side windows. Three radiators.

Side Porch with external door.

Outside: The property occupies a level site on the corner of Church Street and Cemetery Road. There are predominantly grassed gardens to the road side elevations, from which there are two pedestrian gated access-points and also a vehicular access to a concrete HARDSTANDING.

Services: All mains services are connected subject to statutory regulations. The property has a central heating system effected by a modern "Baxi" combination gas fired boiler situated in the outside Boiler Room.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Planning Note: The Local Authority were recently approached for their opinion as to the development potential of the property under pre-app advice.

The response has been favourable and a copy of this is available from the Agents.





Method of Sale: The property is offered for sale by Informal Tender. Sealed written bids are invited to the Agent's Wrexham Offices by no later than 12.00 pm midday on Friday 5th July 2024. Bids received will be deemed individual purchasers 'final and best'. No negotiation will be entered into after the time and date specified. Purchasers should articulate please the nature of their bid - cash, subject to mortgage finance etc. and also provide names and details of Solicitors that would act, should the bid be successful.

Directions: For satellite navigation use the post code LL14 2BP. Leave the A483 town by pass at exit 3 by Starbucks and the Travel Lodge at Croesfoel at which take the exit signposted B5605 Johnstown. Continue for just over one mile to the first set of traffic lights at which turn right. Continue up the hill to a mini-roundabout at which turn left onto Church Street. "Bethania" will be seen on the left after approximately 100 yards.

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