



FOR SALE

LLOC CHAPEL AND COTTAGES: CARTREFLE AND ARGOED, DYSERTH ROAD, LLOC, FLINTSHIRE. CH8 8RG

- Chapel with gardens to front and rear, and two adjoining let cottages, also with gardens front and rear, with extensive car parking area serving all buildings.
- Of interest to purchasers seeking to continue the use as a Place of Worship, owner occupiers, investors and developers.
- Apart from existing uses, potential for change of use on the Chapel to residential and/or alternative uses to include the cottages, all subject to the obtaining of planning and other necessary statutory permissions.
- VIEWING: Celt Rowlands & Co. 01691 659659.

This information has been supplied by our Client and is given for guidance purposes only and does not form part of any contract. Every effort has been taken to ensure accuracy but this cannot be guaranteed.

LOCATION

Loc is a village area between the A5026 and A5151, around 1.5 miles to the North of Junction 31 of the A55 North Wales Expressway, around 22 miles East of Chester. A number of services including fuel are found as Junction 31, and more locally within the village there is a car repairs and sales garage, and the Misty Waters Bar and Grill.

DESCRIPTION

A terrace of buildings with two parcels of land as shown on the attached Land Registry title plan, not to scale, and to include two parcels either side of the public highway.

THE CHAPEL

A period Chapel of stone construction, with more modern rear extension, having the following accommodation:-

Enclosed Entrance Porch

Main Chapel Room (estimated 9.15mx 8.22m)

Linking Room with access to rear land areas behind the Chapel and cottages (approx. 1.5m x 1.8m)

Rear Community Room with sink, WC (in all approximately 6.35m x 3.90m)

Total Gross Internal Floor Area of All Chapel Space Approx. 104.27 m.sq./1,122 sq.ft.



LAND AREAS FOR CHAPEL

Front and rear land/garden areas, with the rear area in particular having potential to create a pleasant private amenity space.

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MID TERRACED COTTAGE – ‘CARTREFLE’

A ground and first floor period cottage, attached to the adjoining cottage and the Chapel.

Ground Floor

Entrance Door leading into **Lounge** (3.44m x 3.68m)

Fitted Kitchen

Bathroom with bath, WC and wash basin.

Rear Hallway with stairs to the **First Floor Landing** with large cupboard, doors to:-

Bedroom One (3.19m x 2.95m)

Bedroom Two (2.69m x 2.95m)

Bedroom Three (2.43m x 1.99m)

Reasonable sized loft space (not inspected).



(Rear of Cartrefle and Argoed)

Externally - Front and rear lawned areas.

END TERRACE COTTAGE – ‘ARGOED’

A ground and first floor period cottage, attached to the adjoining cottage.

The agents have not been able to inspect the property, but we understand that there are 2 or 3 bedrooms, and that the arrangement of rooms might be similar to Cartrefle. This is uncertain.

Externally - This cottage has a larger land area, with front, side and rear lawned areas.

There is an access route serving the Chapel, currently over the rear areas of both cottages.



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Car Parking

The area of cleared land within the woodland directly opposite the buildings is illustrated within the title, and this cleared land has been used for parking, we understand, for generations, in connection with the Chapel services.

TENANCY RENTALS

It is understood that historic rentals are paid, which are quite historic, as follows:-

'Cartrefle'	£400 pcm Exc.
'Argoed'	£300 pcm Exc.

FURTHER INFORMATION

For those parties interested, please enquire further for copies of the Land Registry Title documentation, and existing tenancy documents for the two cottages.

TERMS OF OFFER

For the freehold interest in the whole, subject to the existing tenancies, offers are invited. Please enquire to the agents. Alternatively, consideration may be given to sales of the individual properties taking place.

BUSINESS RATES AND COUNCIL TAX BANDING

Interested parties should enquire to Flintshire Council to establish if business rates and Council Tax are in fact paid. We believe that Places of Worship will be given concessions and relief. Full facts however must be established by the enquirer.

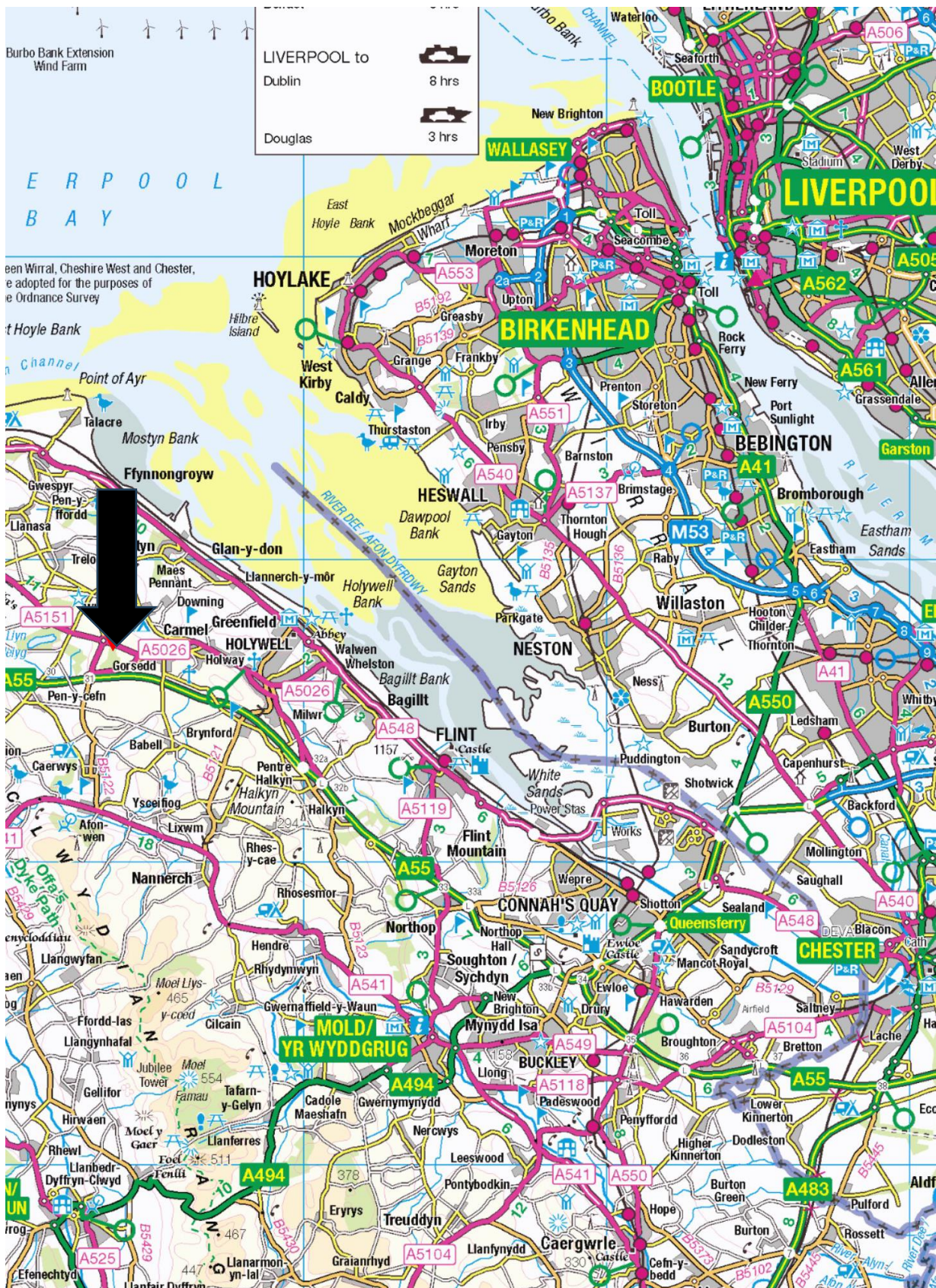
EPC RATING

EPCs have been commissioned, and will be available shortly.

VIEWING – STRICTLY BY APPOINTMENT WITH THE AGENTS

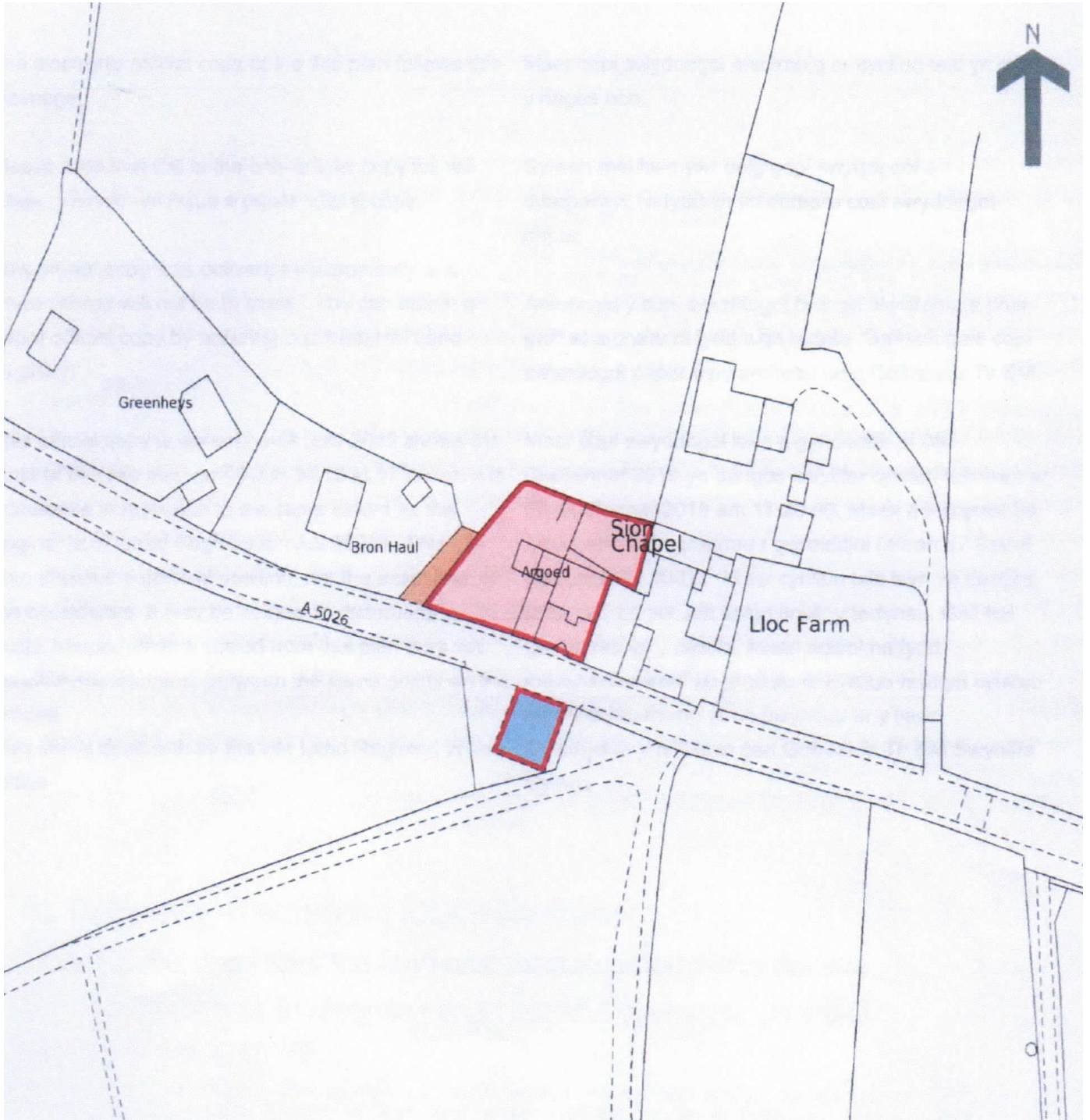
Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

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