

Our Ref : AH/NF/11668
Your Ref :
Date : 6th November 2023



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

 01792 648809

 rjcharteredsurveyors.co.uk

Mr Richard Steadman



Email only -

Dear Mr Steadman,

Property: Ebenezer Chapel, Neath Road, Rhos, SA8 3HB

Further to your request for us to provide marketing information in relation to the Former Ebenezer Chapel, Rhos we have collated the required information below which should answer your raised queries.

Property location

The subject property is located in the village of Rhos in Neath Port Talbot County Borough, South Wales.

Rhos is located approximately 2.5 miles to the south east of Pontardawe and 2.5 miles to the north of Bryncoch. The town of Neath lies approximately 4 miles to the south of the subject property with the city of Swansea approximately 10 miles to the south west. The A4067 is also nearby which provides access to the upper parts of the Swansea Valley.

The property is situated fronting onto Neath Road which serves as an arterial route connecting Neath to Pontardawe. The property is surrounded by residential properties which are located along the main road and has a graveyard to the rear. Whilst mainly a residential area, there are some retail units within Rhos.

Property description

The subject property comprises a detached chapel building with a detached vestry to the rear. There is driveway which extends alongside the two properties and terminates at the rear graveyard.

The chapel building is positioned at the front part of the site with the driveway to the south side of the building. The chapel was built circa. 1904. The building is constructed of solid stone walls with a mix of facing stonework and rendered elevations, with a timber pitched roof over clad with



Directors

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slates. There is a suspended timber floor. The windows are mainly uPVC double glazed. The external facias, soffits and gutters are also uPVC.

Internally, the chapel comprises an entrance lobby which leads to the main congregational hall with a raised pulpit to the rear and a timber gallery first floor seating area. The timber pews on the ground floor have been removed. To the rear of the main hall, accessed via a covered lobby area there are WC facilities and an office.

The vestry building is positioned at the rear part of the site with a graveyard directly behind. The vestry was built circa. 1888. The building is constructed of solid stone walls with a mix of facing stonework and rendered elevations, with a timber pitched roof over clad with slates. The windows are a mix of uPVC double glazed and timber single glazed units. The external facias and gutters are uPVC.

Internally, the vestry comprises an entrance lobby which leads to the main hall which has a raised stage area to the rear and gives access to a kitchen.

Externally, there is a small grassed area to the front of the chapel with a gated pathway and steps leading to the main entrance doors. To the south side of the building there is vehicle access and a driveway which ends at the entrance to the graveyard and provides parking between the vestry and chapel and along the driveway.

The graveyard to the rear is well kept. We are advised that there have been recent burials with future burials to be agreed.

Market Condition

The regional commercial property market has been relatively stable in recent years. There is generally a good demand for good quality property in popular locations. Price increases have been seen in recent years for these properties in some sectors. There is also some investment and development demand.

The UK and global economies are currently being impacted by the ongoing Russian invasion of Ukraine, post pandemic and Brexit factors. UK inflation rates are currently high and interest rates have risen substantially. The current economic conditions could have an adverse impact on the demand and value of property in the near future. There is therefore some uncertainty over values currently achievable for property. Commercial property agents are currently reporting a steady market although less active than the last two years. In the medium to long term, property values follow the general trend in the economy.

Instructions to market and interest received

We received instruction from the Trustees of Ebenezer Chapel to market the property for sale which commenced on 17th August 2022. The property was marketed in a number of ways, including a "For Sale" board on site, listing the property on Zoopla, Co-Star and RJ Chartered Surveyors website and by sending the sales particulars to other agents and clients.

During the marketing period, we received strong interest in this chapel with thirty-four viewings taking place. During this period, eight offers were received. Due to the strong interest, the sale was concluded by informal tender with offers to be received by midday 21st October 2022.



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Five completed tender forms were received and presented to the trustees. The financial consideration of these offers ranged between £40,000 and £75,000. Below are details of these tenders–

Offer 1– Private individual – Residential use.

Offer 2- Private individual – Community use.

Offer 3- Private individual - Residential use.

Offer 4- Private individual – Purchaser R Steadman.

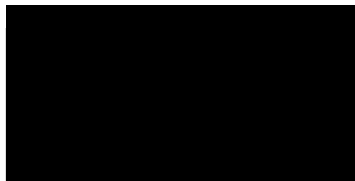
Offer 5– Private individual – Mix of commercial and short-term living accommodation.

Initially purchaser 3 was selected by the Trustees but they withdrew their offer shortly after at which time Mr Steadman was approached to purchase the property.

During the legal process there were some re-negotiations which our client accepted as Mr Steadman was progressed and the client did not want to lose time in this matter. The Memorandum of Sale was circulated on October 31st 2022, with the sale successfully completed on October 30th 2023.

I hope this information is found helpful, please don't hesitate to contact me should you require anything further.

Yours faithfully



Adam Harris BSc (Hons)

Graduate Surveyor

RJ Chartered Surveyors

Direct Line



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