



01792 648809



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Former St Catherine's Church and Hall,
Old Road, Melincryddan,
Neath,
SA11 2BT

- Grade II* listed. Former Church and Hall
- Situated on Old Road, Melincryddan area within Neath
- Off road parking in-front of hall building
- Combined Gross internal area: 586.54m² (6,314ft²)



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LOCATION

The subject property is located in Melincryddan, Neath. The property is situated on the corner of Old Road and School Road.

Neath town centre lies approximately 0.5 miles to the north-east and junction 43 of the M4 motorway is approximately 3 miles to the east.

DESCRIPTION

The property comprises two separate buildings. The first being a grade II* listed church constructed circa 1890. This building is of masonry construction with facing stonework under a timber pitched roof clad with slate. The accommodation of the church comprises a front and rear lobby area, and main hall.

The hall was constructed circa 1983, it is of pre-fabricated construction with the front ...

CONT...

... elevation of facing stonework. Internally, the hall comprises an entrance lobby, boiler room, WC facilities, kitchen, the main hall and a rear storage room.

ACCOMMODATION

Description	m ²	ft ²
Church	401.14	4,318
Hall	185.40	1,996
Gross Internal Area	586.54	6,314

TENURE

The property is available freehold with vacant possession.

VAT

All figures are exclusive of VAT where applicable

VIEWING ARRANGEMENTS

NICK FOUNDS ADAM HARRIS
01792 479845 01792 479841
nick@rj-cs.co.uk adam@rj-cs.co.uk

CHARITY 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 to 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.



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CONTENTS

A list of contents our client wishes to remove prior to the sale completing is available from our office.

EPC

The property is exempt from an EPC as it was used as a place of worship.

PLANNING

The property currently falls within planning use D1 of the Use Classes Order. Alternative uses may be possible subject to listed building consent and planning permission. Prospective purchasers must make their own enquiries with the local planning authority if they wish to consider any changes to the use of the building.

SERVICES

We are informed by our client the property has electricity, gas and water. Prospective purchasers must make their own detailed enquiries in relation to these and to establish the location of any other required services in relation to their intended use.

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Freehold Sale of Former St Catherine's Church & Hall, Melincryddan – Purchaser's Covenants

The property shown edged red 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; weddings.

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

The purchaser must agree to give the vendor notice of any listed building consent application to remove where present any stained glass, fonts, altars, organs, bells, wall memorials or plaques from the property and to forward a copy of the decision notice upon receipt. If permission is granted, the items must be offered to the vendor who must be given three months from the date of removal to respond and collect the items.

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.

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PLAN



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HALL



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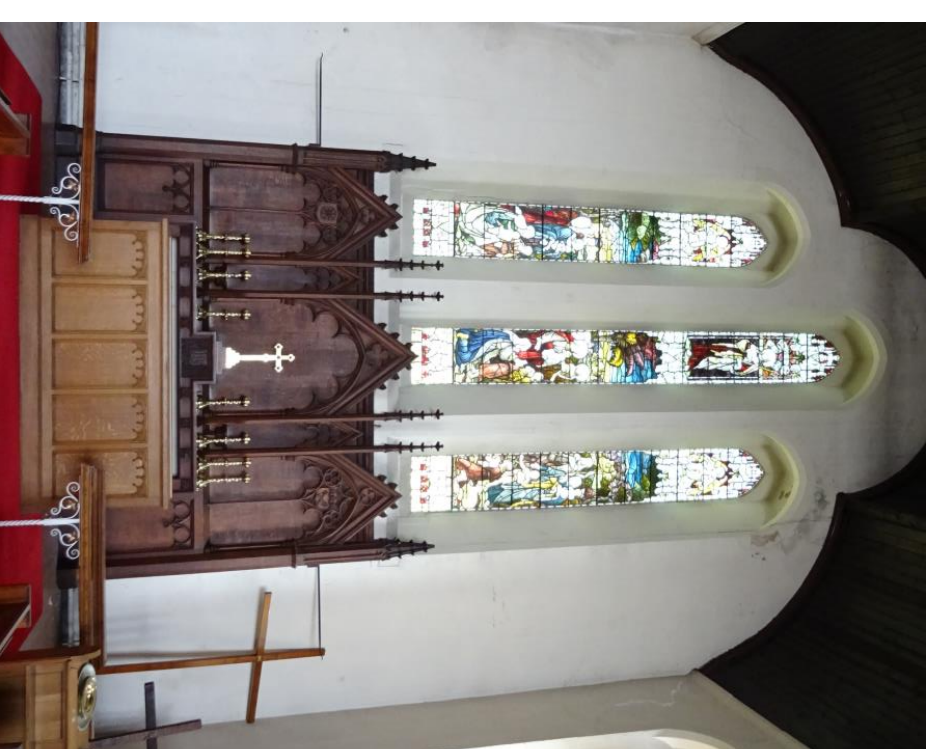


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CHURCH



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