

# Tudor

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chartered surveyors | estate agents | property managers



## Capel Ebenezer , Borth Y Gest, LL49 9TS

**£160,000**

- Former Chapel with Vestry
- Sought-After Area
- With Development Potential
- Extensive Seafront Position
- Substantial Premises
- Inspection By Appointment Only



# Capel Ebenezer , Borth Y Gest, LL49 9TS

Tudor Chartered Surveyors have been instructed to offer the former chapel for sale.  
The premises is located on the seafront in Borth Y Gest, a most sought-after and popular position.  
Borth Y Gest is a small village close to Porthmadog and the Snowdonia National Park.  
The property briefly comprises: - Substantial Chapel and Vestry.

It is unlikely Planning Consent will be given for residential purposes - according to Gwynedd Council

Subject to the usual restrictive covenants, copies of which can be obtained from this office.

**THE CHAPEL 34'10" x 50'0" (10.62 x 15.24)**

**THE VESTRY AT THE REAR 33'0" x 29'9" (10.06 x 9.07)**

## OUTSIDE

Double access gates to the garden at the front of the chapel. Rear and side garden with pedestrian access to the lane to the side. See the plan.

## SERVICES

Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

We understand that the property is Freehold. The chapel vestry and grounds are vacant.

## NOTE 1

Subject to the usual restrictive covenants, copies of which can be obtained from this office.

## NOTE 2

The sale will be subject to a clawback agreement if planning consent is obtained for residential purposes in the next 21 years whereby the seller will be entitled to 50% share of the uplift in value created by the planning consent.



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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

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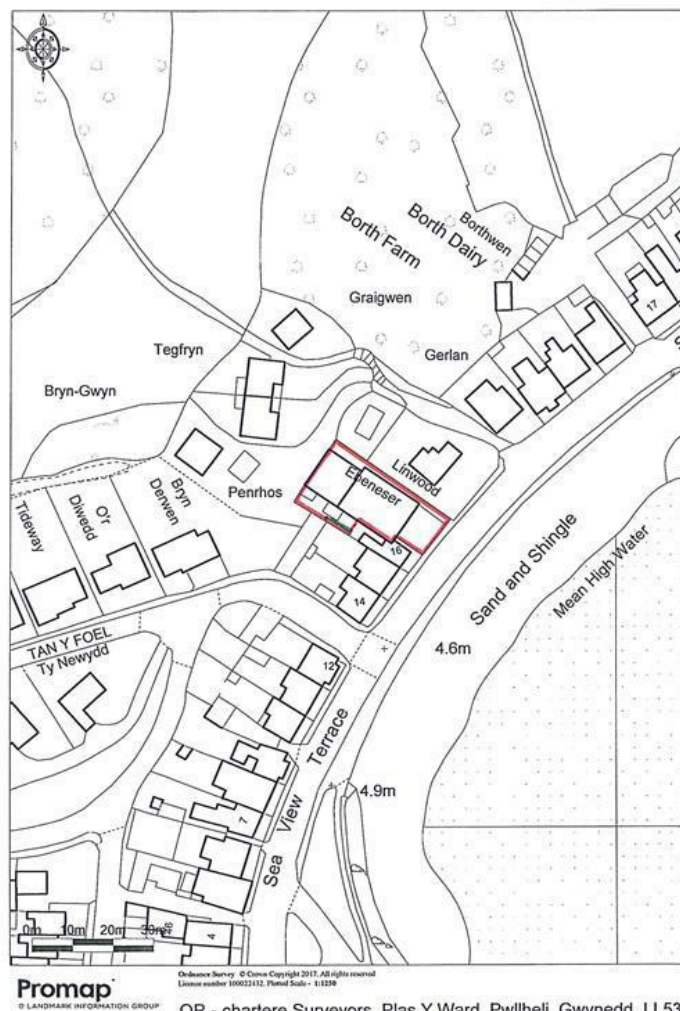
E: [info@huwtudor.co.uk](mailto:info@huwtudor.co.uk)

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→ Right of way for the benefit of the Chapel House.

Phil  
S. A. Tudor MRICS  
14th July 2017

From Porthmadog proceed south west (from the High Street) in the direction of Borth Y Gest and Morfa Bychan. Bare left to Borth Y Gest and enter the village and the chapel is on the right hand side on the seafront. O.S Ref: SH 565-376. Sat Nav Ref: LL49 9TS.



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