



Offers In Excess Of £60,000



The Former St Marcellus Church comprises a Grade II listed medieval Church situated on the edge of the small rural village of Martletwy. The main Church is of Norman design although it was heavily restored and extended during the Victorian period. The building is of local sandstone rubble masonry construction under a double blue slate roof with external bellcote.

Martletwy itself is located some 7 miles from the mid-Pembrokeshire town of Narberth and approximately 13 miles from the popular coastal tourist town of Tenby. The upper reaches of the Cleddau Estuary are in close proximity.



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RICS





Accommodation

Enclosed Entrance Porch - 3.30m x 3.20m
Main Aisle - 11.80m x 5.50m - with pulpit and freestanding pews
North Aisle - 10.40m x 4.30m - with freestanding pews, chairs and organ
Altar area - 5.80m x 5.60m
Internal Vestry - 4.20m x 3.50m

Outside

The adjoining churchyard (edged green) is excluded from the sale and will remain under the ownership of the vendor. A pedestrian right of access will be granted to the purchaser over the access way (hatched yellow) to the church. Additional land known as 'Green Ginger' (edged red) is included in the sale. The purchaser will be responsible for boundary between the graveyard and the land known as 'Green Ginger' (marked T).

Restrictive Covenants

The property will be sold subject to our client's standard covenants, further details of which are available on request.

EPC

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

Contents

A list of the contents to be removed from the building prior to sale is available from the agents.

Planning

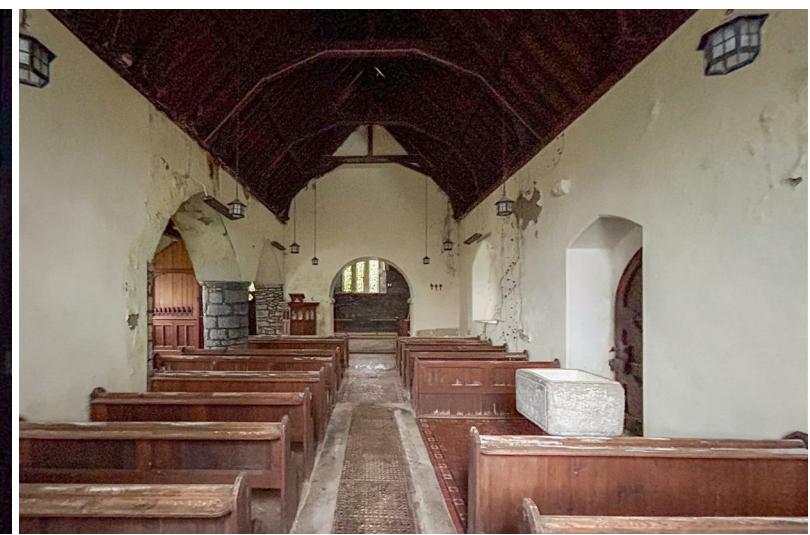
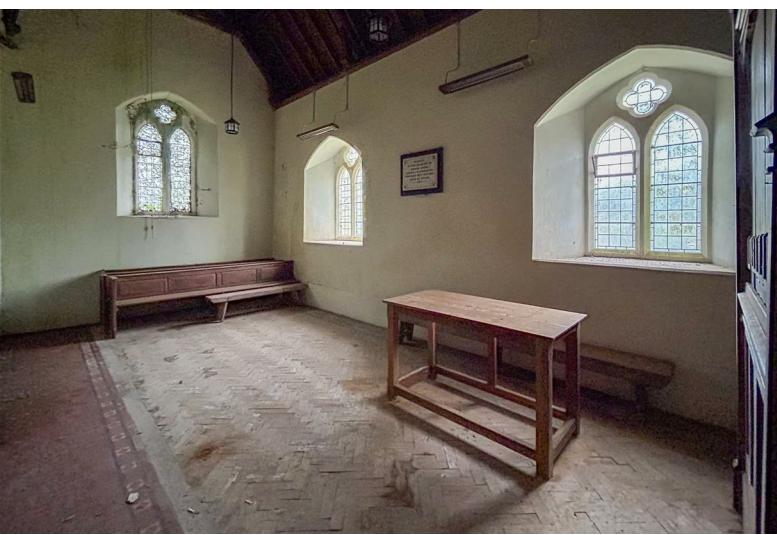
The property currently falls within planning use D1 of the Use Classes Order. Alternative uses may be possible subject to planning permission. Prospective purchasers must make their own enquiries with the local planning authority if they wish to consider any changes to the use of the building.

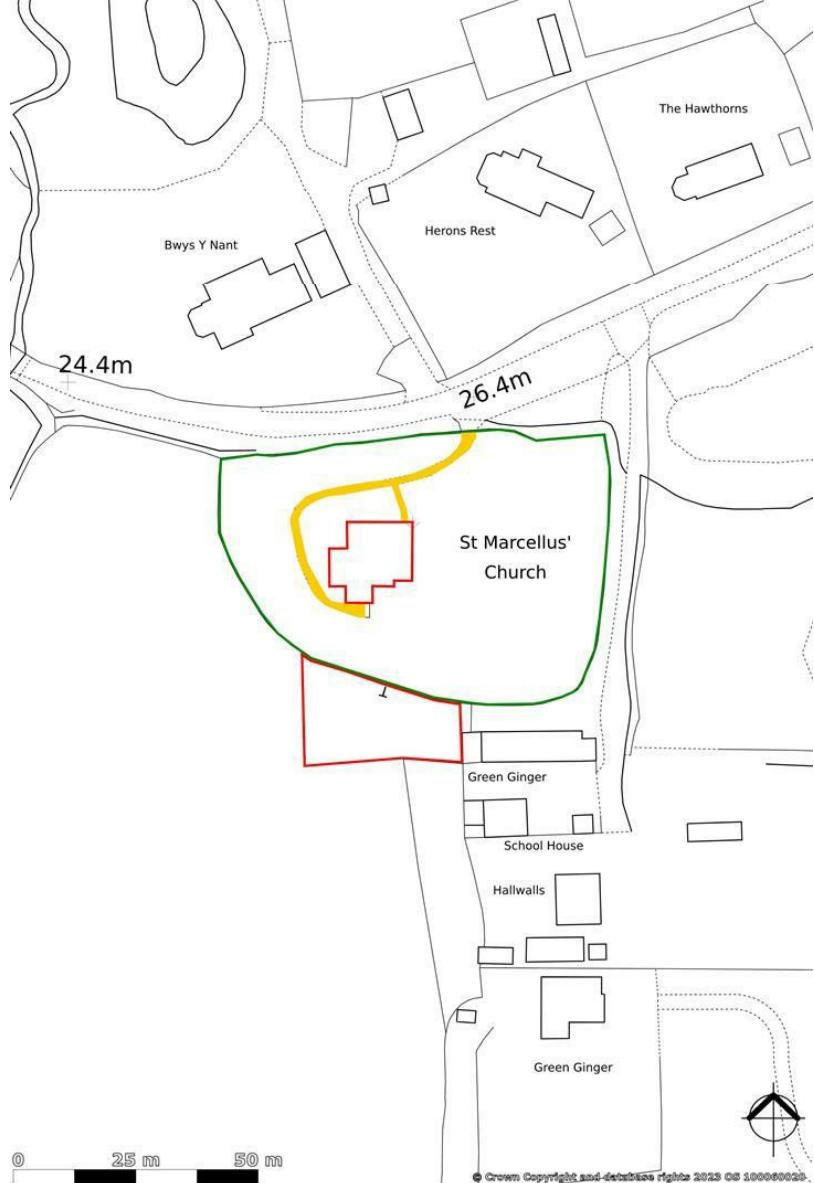
Services

We are informed by our client the property previously had an electricity supply. Prospective purchasers must make their own detailed enquiries as to the serviceability of the electricity supply and to establish the location of any other required services in relation to their intended use.

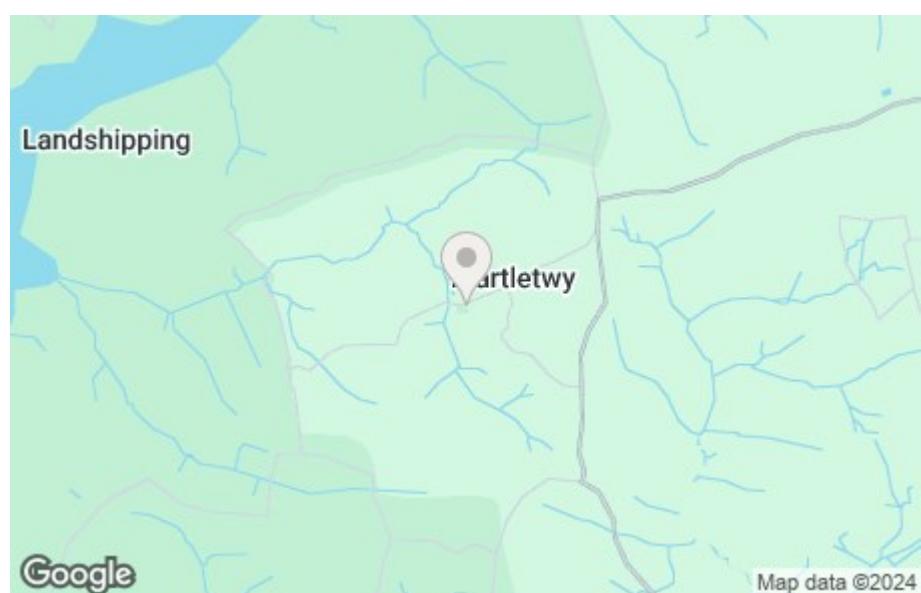
Statement

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.





Leave Haverfordwest on the A40 towards Carmarthen. At Canaston Bridge roundabout take the third exit towards Bluestone Resort. At the next roundabout take the first exit. At the crossroads turn right towards Martletwy and follow this road all the way into the village. The Church can be found on the left hand side.



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.