

The Former St Margaret's Church, Ford SA62 5LS



Offers In Excess Of £50,000



The Former St Margaret's Church is situated within a rectangular Churchyard located approximately 300 meters south of the small mid-Pembrokeshire village of Wolfscastle. It is understood that the Church was originally built in 1672 by a Landowner from nearby Puncheston.

The Church building is unlisted and comprises a small solid stone structure under a slate roof. To the fore is an entrance porch with overhead external bellcote. The site is virtually in the shadow of Treffgarne Rock - a recognisable geological landmark located in Pembrokeshire.



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Enclosed Entrance Porch

Open plan Nave/Chancel

8.8 x 4.76 (28'10" x 15'7")

Rendered internal walls, wood block floor and high ceilings with A frame roof trusses. There are 3 arched internal windows.

Property Extent and Access

The sale comprises the former church building together with a small parcel of the churchyard as shown edged red on the sale plan below. The remainder of the churchyard, shown edged green and including the tarmac accessway coloured yellow, is excluded from the sale and will remain in the ownership of our client. The Local Ministry Area of Greater Dewisland will retain responsibility for the ongoing management and maintenance of the retained churchyard.

A pedestrian right of way over the accessway (coloured yellow) from the entrance gates to the church building will be granted to the purchaser. While there is currently no parking provision within the churchyard, the parcel included in the sale may be suitable for parking subject to the purchaser obtaining the necessary consents. Prospective

purchasers are advised to undertake their own detailed enquiries regarding the consents required for any proposed change of use and associated works on this land including consultation with the Local Authority.

Services

We have been informed by the client that the property previously benefitted from an electricity supply which has since been disconnected. Prospective purchasers must make their own detailed enquiries regarding the potential for reconnection of the electricity supply and the availability of any other essential services required for their intended use.

Restrictive Covenant

The sale will be subject to our client's standard terms of sale as set out in the document entitled 'Freehold Sale of Former St Margaret's Church, Ford – Purchaser's Covenants' which is available on request from the Agent.

Planning

We are informed that the building is not listed and does not lie within a Conservation Area. The property currently falls within planning use D1 of the Use Classes Order. Alternative uses may be

possible subject to planning permission. Interested parties must satisfy themselves regarding any planning potential for alternative use or redevelopment of the property.

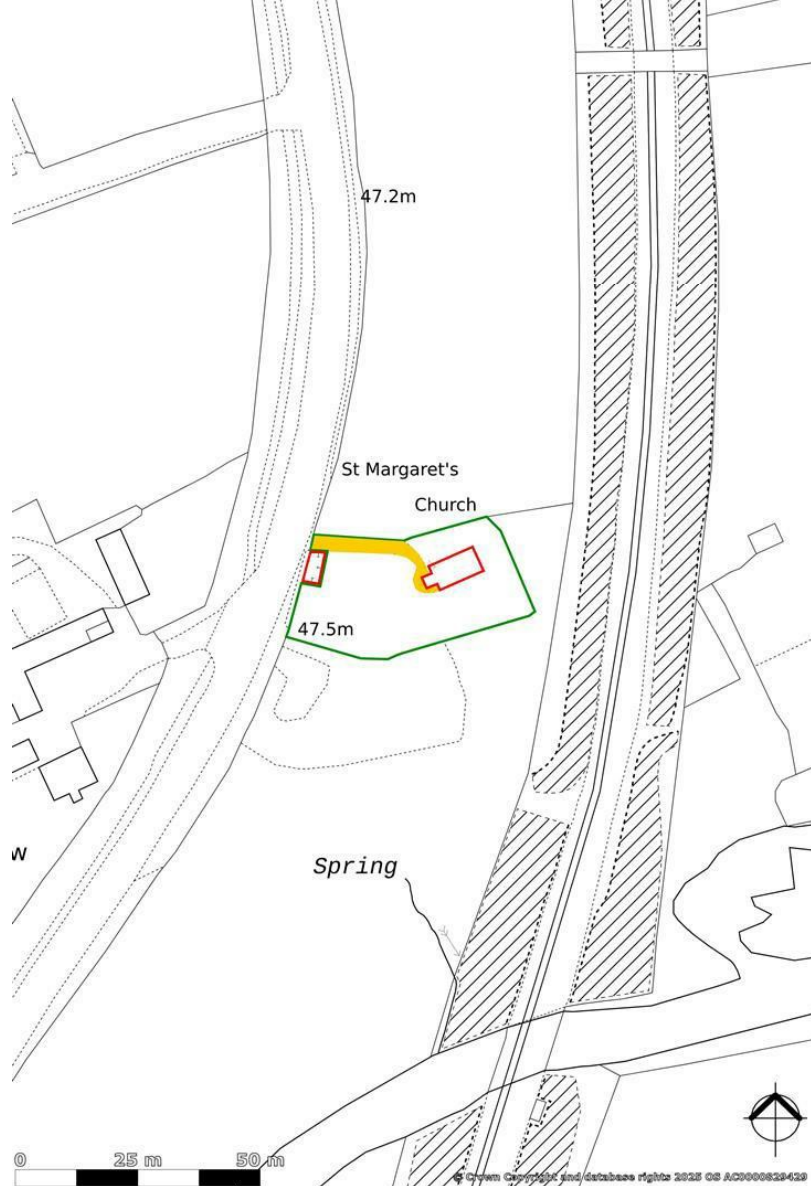
EPC

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

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.





Viewings/Directions: From our Haverfordwest office follow signs for the A40 (north) towards Fishguard. Upon reaching the A40 continue on this road for 6 miles or so. The Church can be found on your right hand side just before you reach the village of Wolfcastle. Parking is available for viewings in a lay-by situated just before the church site on the same side of the road as the church. Please note that this lay-by lies outside the land included in the sale and is not within the vendor's ownership. Accordingly, it does not form part of the property being offered for sale.



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.