



JONES PECKOVER

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Former St Winifred's Church and Land, Nant Y Crai Lane, Gronant. LL19 9TZ

- Development Opportunity
- Semi-rural Environment
- Freehold Private Treaty Sale
- Overage Clause
- Edge of Settlement Boundary
- Good Access to Main Roads
- Purchaser's Covenants Apply
- No Chain

The property comprises the Former Unlisted St Winifred's Church together with an area of land situated to the front that extends to form an irregular shaped parcel of land with roadside frontage onto Nant Y Crai Lane.

The church comprises a non-traditional, brick and timber built building that has remained unoccupied for a number of years and which will require enhancement and refurbishment. The land is situated to the front of the church and includes part of the adjoining agricultural land, the approximate position of which is shown on the attached plan.

The site as a whole is considered suitable for RESIDENTIAL DEVELOPMENT either on its own merits or in conjunction with adjoining land owners.

LOCATION

The property is situated off Nant Y Crai Lane within the settlement boundary of the village a short distance from Gronant Inn and Institute. The property has good access onto Llanasa Road and the A548 Coast Road, the latter of which provides swift lines of access to Prestatyn (2.5 miles), Rhyl (6.5 miles) and Holywell (9.6 miles). Junction 31 of the A55 North Wales Expressway is approximately 6.0 miles distance giving access to Chester and the National Motorway Network.

PLANNING

The site is understood to lie within the settlement boundary of Gronant where the principle of residential development would be considered acceptable subject to the formal approval of the local Planning Authority having regard to the local plan. Reports commissioned by the vendor are available for inspection at the Agent's office in Abergele and support the general principle for residential development, however all purchasers should satisfy themselves entirely regarding these matters and undertake their own independent investigations.

SERVICES

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

OVERAGE CLAUSE

The property and adjoining land will be subject to an overage clause whereby a payment of 30% of any increase in value will be paid to the vendor should planning permission be obtained for change of use within 25 years of the sale date.

METHOD OF SALE

The sale will be way of Private Treaty sale, subject to an early completion date.

TENURE

Freehold with vacant possession subject to the terms and conditions set out within these particulars.

DIRECTIONS

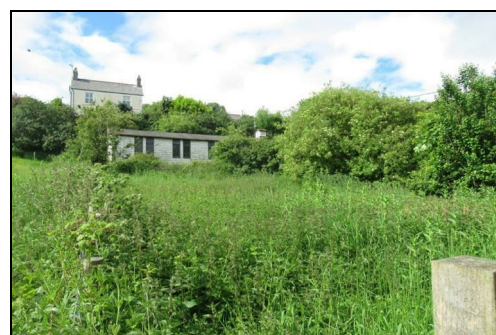
The property can be located by using the postcode LL19 9TZ. Alternatively from the Agent's Abergele Office proceed to Prestatyn taking the coast road past Nant Hall to the traffic light junctions in Gronant. Turn right at the junction and after a short distance in front of the Gronant Institute stone wall turn left and then right into Nant Y Crai Lane immediately before the Gronant Inn. The church will be located on the left hand side as identified by means of our 'For Sale' board.

PROOF OF IDENTITY

In order to conform with Money Laundering Regulations, we would ask all prospective buyers to provide proof of identity as part of purchase process. Please provide a Passport or UK Driving Licence, together with a public utility bill, bank statement or Local Authority tax bill. Cash will not be accepted for payment of the deposit which may only be paid by a bankers' draft, building society cheque, company cheque or personal cheque.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.



The property, notwithstanding any description contained within these particulars, is sold subject to any Development Plan, Tree Preservation Order and Town Planning Scheme, Agreement, Resolution or notice which may be existing or become effective, and also subject to any statutory provision (s), or By-Law(s) without obligation on part of the Vendor or the Agents to specify them.

VIEWING

The viewing of the Church Building will be by prior arrangement with the agents at Jones Peckover, 61 Market Street, Abergele, LL22 7AF Telephone: 01745 832240

Email: abergele@jonespeckover.com

However the land may be viewed at any reasonable daylight hour. Persons when viewing must ensure that they are in possession of the sales brochure and all gates and fences must be left as found. Any person viewing the property does so entirely at their own risk.

DISPUTES

Should any dispute arise as to the boundaries or any point on the general remarks, stipulations, particulars or plans or the interpretation of any of them, the question should be referred to the arbitration of the selling agents whose decision acting as experts shall be final.

RESTRICTIVE COVENANTS

The property will be sold subject to the vendor's standard covenants which are detailed below.

Freehold Sale of Former St Winifred's Church & Trustland, Gronant - Purchaser's Covenants

The property is shown edged red on the plan and consists of the former church (coloured pink) and land (coloured blue).

The property must not be used for:

- Manufacture, distribution or sale of alcohol.
- Religious use.
- Illegal, 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 former church must cease to be called St Winifred's Church and the property must not be called by any name that is associated with its use as a church or the dedication 'Winifred'.

The purchaser must agree:

- To give the vendor notice of any proposal to remove where present any stained glass, fonts, altars, organs, bells, wall memorials or plaques from the former church. 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.

- To maintain all existing fences around the perimeter of the property in a good condition.
- To erect and thereafter maintain a good and sufficient stockproof boundary fence along the unenclosed boundaries of the property.
- To enter into an overage agreement and to pay the vendor 30% of the increase in value should planning permission be obtained for change of use within the next 25 years.

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.

The Property Register on the Land Registry title refers to rights reserved within a conveyance dated 17 August 1948. A copy of the conveyance is available upon request.

ENERGY PERFORMANCE CERTIFICATE

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

CONTENTS

The former church is sold as seen and any remaining contents will be included in the sale.

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.

