



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Bethania Chapel, Chester Road, Oakenholt, Flint, CH6 5SF

- Substantial Detached Building
- Development Potential
- Village Centre Location
- Large Site
- Dee Estuary Views
- Open to offers

A substantial detached building occupying a central and convenient location within the Flintshire village of Oakenholt and enjoying views of the Dee Estuary to the Wirral. The grounds to the property are sizeable and currently provide spacious tarmac parking area.

Most recently used as meeting rooms, the property offers excellent development potential for a number of uses (subject to the necessary planning permissions being granted)

ENTRANCE PORCH

Giving access to:

MAIN HALL

36'0" x 26'1" (10.979 x 7.953)

Stained glass windows to side elevations.

GROUND FLOOR MEETING ROOM

16'8" x 12'3" (5.105 x 3.757)

KITCHEN

12'8" x 9'1" (3.884 x 2.786)

Base storage units, double stainless steel sink unit, wash hand basin.

GROUND FLOOR WC

17'1" x 5'6" (5.209 x 1.694)

2 low flush wcs, 2 wall mounted wash hand basins

FIRST FLOOR LANDING

Access to eaves storage room.

FIRST FLOOR MEETING HALL

35'11" x 25'11" (10.960 x 7.911)

Stained glass windows, timber beamed ceiling.

FIRST FLOOR MEETING ROOM

18'10" x 8'9" (5.753 x 2.674)

Access to eaves storage room, enclosed low flush wc.

SERVICES

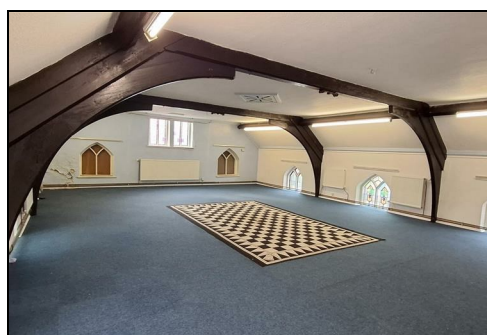
We are informed that all mains services are connected.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending



purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a

passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



