



For Sale

hrt
herbert r thomas

incorporating
**rawlins
& madley**

Large former Rectory
currently used as offices
with potential for
Residential Development
and other uses

The Former Rectory, Coychurch,
Bridgend, CF35 5EH

0.65 acres (0.26 hectares) gross

Former Rectory, Coychurch, Bridgend, CF35 5EH

Subject to Contract
Guide Price: £750,000

Location

For Sat Nav users: Postcode CF35 5EH (for identification only)

The Former Rectory and surrounding land is located in the centre of the village of Coychurch, situated some two miles east of Bridgend town centre.

The M4 motorway (junction 35) is within approximately 2 miles and the city of Cardiff is some 18 miles to the east.

St Crallo's Church lies immediately to the north of the subject property, and properties in the general vicinity are primarily residential being a mix of housing built in the latter part of the 20th Century, together with a range of cottages and older dwellings. The White Horse public house and local shopping facilities are within a short walking distance.

Bridgend Industrial Estate and Waterton Retail Park are within approximately half a mile to the south west.

The village of Coychurch is principally accessed from the main A473 dual carriageway which runs to the south east of the property and links Bridgend town centre with the M4 motorway. A location plan is appended.

Description

The gross site area extends to approximately 0.65 acre (0.26 hectare), Registered Title to this area is shown edged red on the attached Land Registry Extract and held under title number CYM335244.

Note: The former coach house and piggery located in the north east corner of the site are to be retained by the Church, to include a strip of land for maintenance purposes and as such are to be excluded from the sale. Further comment is made below.

The land surrounding the Former Rectory is predominantly level, and comprises grassed areas and a large gravel car park. A number of trees stand within the grounds. Vehicular and pedestrian access are obtained directly from the adopted highway, known as The Court.

Accommodation

The internal accommodation is laid out in traditional format over two floors with additional attic storage.

Total Ground Floor Net Internal Area: 902sq.ft. (83.15sq.m.)

Total First Floor Net Internal Area: 967sq.ft. (89.13sq.m.)

Total Net Internal Area: 1,869sq.ft. (172.28sq.m.)

A more detailed schedule of accommodation together with sketch drawings are included in the Information Pack referred to below.

Planning

A copy of the planning appraisal prepared by Lichfields is enclosed in the Information Pack referred to below.

It is understood that the Former Rectory is not Listed, but the adjacent St Crallo's Church is Grade I Listed and that the southern boundary wall of the Church is also Grade I Listed as is the adjoining stone piggery. As indicated above the piggery and adjacent coach house are to be retained by the Church and will not form part of the site to be sold.

Planning permission for conversion of the Former Rectory to offices was originally granted by Bridgend County Borough Council under reference P/03/1497/FUL on 27th January 2004. A copy of the Consent is included within the Information Pack.

All interested parties should satisfy themselves regarding the existing use of the property and any planning potential for alternative use/development.

Statutory Services

It is understood that mains gas, electricity, water and drainage are connected to the Former Rectory but no investigations or enquiries have been undertaken to verify this.

All interested parties must satisfy themselves upon the location, capacity and suitability of statutory services to serve both the existing use and any potential alternative use/development.

Tenure

The Freehold interest of the property, title no CYM335244, is offered for sale, with Vacant Possession. The following matters should be noted:

1. As indicated above, the sale will exclude the stone piggery and former coachhouse located in the north eastern corner of the site. A small strip of land for maintenance purposes is to be reserved. The precise boundary of the area of land to be excluded is to be agreed with the eventual purchaser but it is anticipated that the approximate area to be excluded will be as shown edged green on the attached Land Registry Extract.
2. As a condition of sale, the eventual purchaser will be required to connect or make a connection available to the former Coach House for mains water and sewerage as part of their proposed development scheme.
3. The sale will be subject to the Church in Wales Standard Conditions of Sale, details of which are given in the Information Pack.

Further Information

An Information Pack has been assembled, containing further details including a topographical site survey, a planning appraisal (Lichfields), accommodation schedule and sketch drawings together with the Church in Wales Standard Conditions of Sale.

A ground investigation report has not been undertaken, but an opportunity will be provided to the preferred bidder to carry out any necessary ground investigations prior to exchange of contracts.



All prospective purchasers are encouraged to register their interest by requesting a copy of the Information Pack, which will be electronically available.

Basis of Sale

The freehold interest in the property is offered for sale by private treaty. In all probability, after an initial marketing period, a date will be set for submission of final offers. All parties who have expressed interest by requesting a copy of the Information Pack, will be kept informed of the position.

Guide Price

£750,000, Subject to Contract.

VAT

The vendor has not currently opted to charge VAT; but reserves the right to elect to do so. This will be confirmed during the legal process.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering (AML) Regulations

The successful purchaser will be required to provide relevant information to satisfy the agents AML statutory requirements when Heads of Terms are agreed.

Viewing Arrangements

Strictly by appointment only through the sole selling agents.

Contact: Jeremy Rawlins / Edward Williams
Tel: 02922 671555
Email: jeremyrawlins@hrt.uk.com / edwardwilliams@hrt.uk.com

Pictures to the right show St Crallo's Church and churchyard, also the Coachhouse and stone piggery referred to in the particulars.

EPC:

To follow.

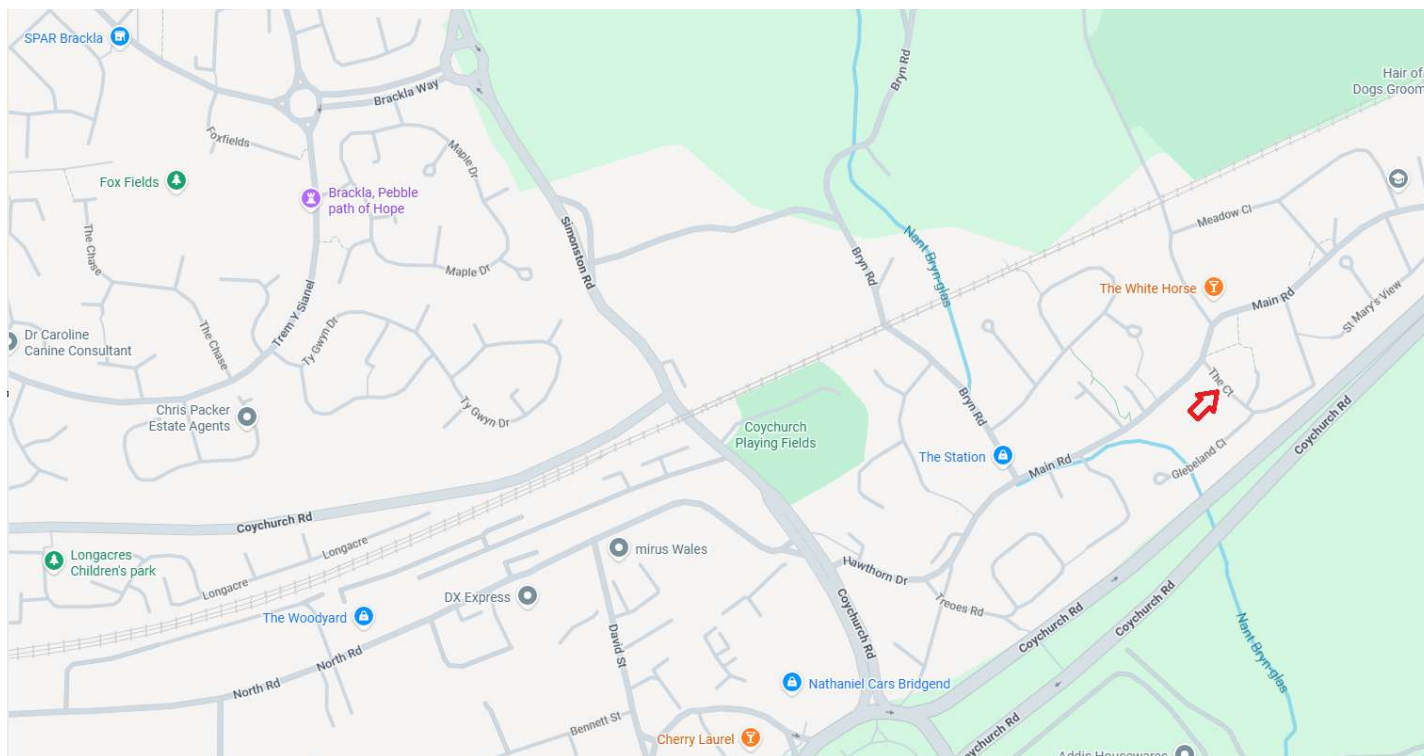




Viewing strictly by appointment
through Herbert R Thomas

hrt.uk.com

Approximate location of property shown arrowed red below:



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11-12 Jellicoe Court, Atlantic Wharf,
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hrt Est. 1926



These particulars are believed to be accurate, but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.