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FOR SALE Church

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Caersws Baptist Church, Chapel Street
Caersws, Powys SY17 5ED

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Church with large garden

Development opportunity (STP)

Existing F1 planning use, not listed

Church 171.27 sq m (1,843 sq ft)

Site overall 0.093 ha (0.23 acres)

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Location

Caersws is a village in Powys set in the centre of Wales amidst open countryside along the River Severn. The village amenities include churches, village/public use halls, pubs, petrol filling station, Post Office/general stores and take away food venues. The population is approximately 800. The towns railway station is on the Aberystwyth-Shrewsbury line and there are also good bus links.

Caersws travel distances:

- Newtown 5 miles
- Oswestry 35 miles
- Aberystwyth 38 miles
- Shrewsbury 38 miles

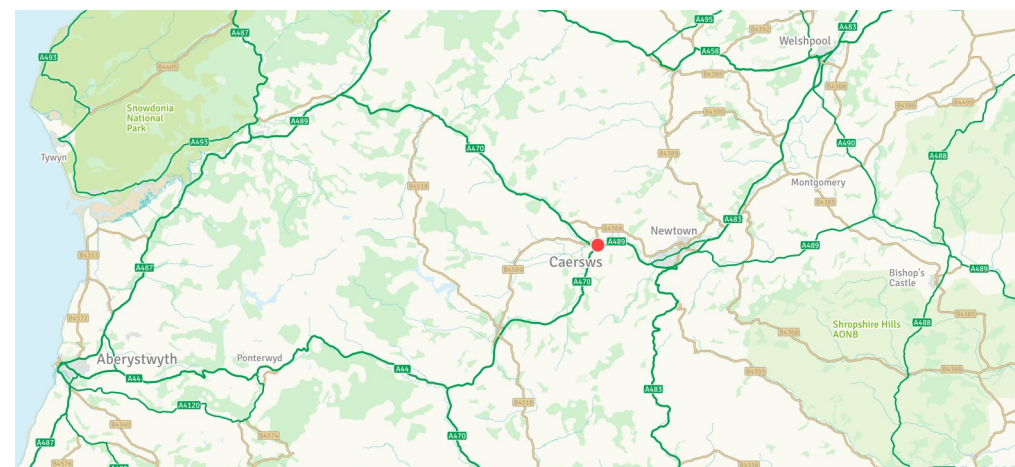
The property occupies a central position, close to the village amenities on a quiet residential road.

Description

The church is set to the front of the plot with gardens to one side and extending to a large area at the rear.

The property dates from 1886 with a traditional church layout, a central entrance on the front elevation to a foyer with the sanctuary beyond. A further meeting room is at the rear. The building is not listed, it has been extended at the side in the past to provide a kitchen and WC. From the entrance foyer there are stairs to a balcony. The church retains the pews and dais at the front.

The solid brick structure has tile hanging to the front elevation and a slate covered pitched roof that was refurbished 14 years ago. The building is in a reasonable condition and has been in use until recently, however there is some settlement evident to the front elevation.



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The church has replacement PVCu double glazed windows, apart from the stained glass windows to the front, the doors remain as original timber items. The church was rewired throughout in 2018.

Externally, the gardens extend to the north side but most extensively to the rear. The area will have been the original graveyard but the headstones have been removed and arranged around the perimeter to provide lawns.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor		
Sanctuary	99.75	1,074
Foyer	6.08	65
Meeting Room	28.82	310
Kitchen	3.78	41
Kitchen Lobby/WC	-	-
Total Ground Floor	138.43	1,490
First Floor		
Balcony	32.84	353
Total First Floor	32.84	353
Overall NIA	171.27	1,843
Site Area	0.093 hectare	0.23 acres

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate [net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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Tenure

Freehold. The title is registered at the Land Registry under title ref: HO689560.

Terms

Offers over £65,000 for the single property title.

Rating

The property is exempt from business rates being a place of worship.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: Churches are exempt.

VAT

The property is not opted for VAT.

Viewing

Strictly by appointment with Rapleys, the sole agent.

Contact Graham Smith on 07467 955294 or graham.smith@rapleys.com

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