



Former St Michael's Church, Lower Chapel, Brecon, LD3 9RE

Detached former church building with vestry.

Summary

Tenure	For Sale
Available Size	1,145.75 sq ft / 106.44 sq m
Price	Offers in the region of £80,000
Business Rates	N/A
EPC Rating	EPC exempt - Place of worship

Key Points

- Freehold Sale
- Popular village location
- Located on the B4520
- Unlisted Property

Former St Michael's Church, Lower Chapel, Brecon, LD3 9RE

Summary

Available Size	1,145.75 sq ft
Price	Offers in the region of £80,000
Business Rates	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Place of worship

Description

The subject property is a former church building that was re-built in circa 1860. The accommodation briefly comprises a covered entrance porch leading into the nave. Internally, the property features a nave and a small apsidal sanctuary, with the nave flanked by a modest lean-to south chapel and a north vestry.

The sale comprises the former church building only shown coloured red on the sale plan. The churchyard (coloured green) and the accessway (coloured blue) are excluded from the sale and will remain under the ownership of our client. The Brecon and Eppynt Ministry Area will retain responsibility for the ongoing management and maintenance of the churchyard. A pedestrian right of way over the accessway (coloured blue) from the entrance gates to the building will be granted to the purchaser.

Location

The subject property is located within the small village of Lower Chapel, which is situated in the Honddu Valley of Powys.

Lower Chapel is a small historically tied rural village which is approximately 6 miles north of the town of Brecon, which lies on the northern boundary of Bannau Brycheiniog National Park. The village is accessible off the A40/A470 Roundabout trunk road, being approximately 6 miles North. The city of Swansea is 43 miles to the southwest.

The village is primarily composed of residential properties and features a village hall that serves as a venue for local gatherings and events.

Accommodation

The accommodation comprises the following areas:

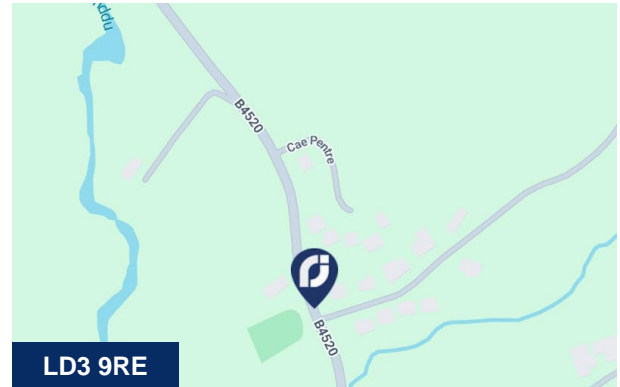
Name	sq ft	sq m	Availability
Building - Church	1,145.75	106.44	Available
Total	1,145.75	106.44	

Viewings

Strictly by prior appointment with sole agents RJ Chartered Surveyors.

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



Viewing & Further Information



James Smale-Davies

07792504174

james@rj-cs.co.uk



Liam Slater

07707855407 | 07707855407

liam@rj-cs.co.uk

property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.

Planning

The property currently falls within planning use D1 of the Use Classes Order. Alternative uses may be possible subject to planning permission. Prospective purchasers must make their own enquiries with the local planning authority.

Services

It is understood that only an electricity supply is connected to the property. Please note this has not been used since the closure of the church. Prospective purchasers must make their own detailed enquiries regarding the location and capacity of all services and sewers, and their adequacy to serve the property.

Tenure

Freehold held under Title Number CYM368199 with Vacant Possession.

Purchaser Covenants

The sale will be subject to our client's standard terms of sale as set out in the attached appendix entitled "Freehold Sale of Former St Michael's Church, Lower Chapel - Purchaser's Covenants".

Freehold Sale of Former St Michael's Church, Lower Chapel – Purchaser's Covenants

The property is shown coloured red on the plan and consists of the former church only. The churchyard shown coloured green and the accessway coloured blue will be retained by the vendor.

The property must not be used for:

- Manufacture, distribution or sale of alcohol.
- Religious use.
- 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 or the use of the retained churchyard; weddings.

The property must cease to be called St Michael's Church and must not be called by any name that is associated with its use as a church or the dedication 'Michael'.

The purchaser must agree:

- Not to interfere with the use of the retained churchyard or to interfere with any legitimate visitors. It shall be the vendor's decision as to who is a legitimate visitor. Access to the retained churchyard is not permitted except where there is a right of way granted or a licence for access to maintain has been granted.
- Not to interfere with the vendor or legitimate visitors' use of the accessway. The purchaser must agree not to block the accessway.
- To contribute 50% of the cost of the maintenance of the accessway to the vendor.
- Not to permit any animals onto the retained churchyard and to ensure that dogs or other animals in the ownership of the purchaser or anyone associated with the purchaser are secured such that visitors to graves are not frightened or intimidated.
- Not to alter or demolish the property without the written permission of the vendor and if agreed to acquire all appropriate permissions and consents including those required under local or national legislation, statutory instruments or policies. The purchaser must copy full details of any planning application to the vendor at the time such an application is submitted.
- To give the vendor notice of any proposal to remove where present any stained glass, fonts, altars, organs, bells, pew rails, wall memorials or plaques from the property. 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.

The vendor grants the purchaser:

- A pedestrian right of way along the accessway coloured blue.
- The right to enter onto the retained churchyard upon giving reasonable notice for the purpose of inspecting, maintaining and repairing the property. The purchaser must agree to obtain permission from the vendor to erect scaffolding on the retained churchyard.
- The right to lay, inspect and maintain services beneath the accessway coloured blue subject to faculty permission being obtained from the Diocese of Swansea & Brecon. The purchaser must agree to adhere to the Church in Wales' faculty regulations under the control of the Diocesan Court and to be bound by its decision or any decision of an appeal court.

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.

ST MICHAEL'S CHURCH LOWER CHAPEL



OS MasterMap 1250/2500/10000 scale
Friday, April 4, 2025, ID: BW1-01216283
maps.blackwell.co.uk

1:1250 scale print at A4, Centre: 302800 E, 235842 N

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maps@blackwell.co.uk