

**For Sale**

**Freehold with Vacant Possession**

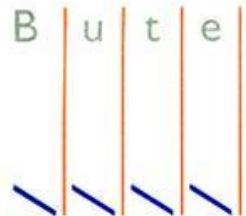
**Former Carey Baptist Church, Aberkenfig, Bridgend**

**Offers invited in excess of £325,000**



The property is located south of the A4063 in the village of Aberkenfig approximately 3 miles north of Bridgend. The church building is of solid brick and stone walls under a pitched slate covered roof. The church building occupies the majority of the site, with a hardstanding area to the side.

Planning permission has been granted for demolition of the redundant church and the construction of a residential building comprising 14 flats by way of consent P/06/870 dated 6 October 2006. A copy of the consent with the approved drawings is attached providing details of the existing and proposed accommodation.



Planning Permission has also been granted for the conversion of the Church into offices with car parking by way of Consent P/04/1542 dated 1 February 2005. A copy of the Consent with the approved drawings is attached.

The property is of freehold tenure with a registered title CYM270219.

Service enquiries have been made with the various utility companies and their replies are available for inspection at the offices of Bute Surveyors.

## **MISREPRESENTATION ACT**

Bute Surveyors for themselves and for the Vendors of this property whose Agents they are, give notice that: -

- (i) The particulars are set out as a general outline only for the guidance of intending Purchasers.
- (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending Purchasers 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.
- (iii) No person in the employment of Bute Surveyors has any authority to make or give any verbal representation or warranty whatever in relation to this property.
- (iv) Professional advice should be taken regarding the VAT implications prior to completing the purchase of the above property