



Glebe House , Talybont
Aberystwyth Ceredigion SY24 5HF
Guide price £285,000



For Sale by Private Treaty

An imposing former church with planning permission to extend and for conversion to a dwelling known as

GLEBE HOUSE
TALYBONT
CEREDIGION
SY24 5HF

This is a unique residential development opportunity to acquire this former church premises (formerly St Davids Church) which is offered For Sale with planning permission granted. The property was developed in 1909 with dressed stone from Tonfannau Quarry, near Tywyn. Externally, there are ample grounds and off-road parking.

The village of Talybont is 7 miles North of Aberystwyth. The property is located on the Northern edge of the village off the trunk road and within walking distance of all local amenities which are on offer. These include a primary school, general stores and public house. Both Aberystwyth to the South and Machynlleth 11 miles to the North offer a wide range of amenities to include secondary schools.

Aberystwyth has a good range of both educational, cultural and leisure facilities. And provides for local and national retailers in addition to major employers such as the University, Bronglais Hospital and National Library of Wales.

TENURE

Freehold

SERVICES

Mains electricity and water. Drainage system laid to boundary and approved by building control but not connected to the mains supply. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

The existing accommodation briefly comprises.

PORCH

5'1 x 8' (1.55m x 2.44m)



With side double doors to the former church. Divided into 2 areas.

AREA 1

22'3 x 46' (6.78m x 14.02m)



AREA 2

24'5 x 14'8 (7.44m x 4.47m)



Stained glass feature.

VENTRY

7'6 x 12'4 (2.29m x 3.76m)

CELLAR/BOILER ROOM

EXTERNAL DOOR WITH SPIRAL STAIRCASE TO THE TOWER

COVENANTS

Freehold Sale of Former St David's Church, Talybont – Purchaser's Covenants

The property shown edged red on the plan 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; weddings.

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

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.

EPC

The property is exempt from an EPC as it was used as a place of worship.

DIRECTIONS

(What3Words ///poster.grades.irony)

From Aberystwyth proceed North out of town on the A487 trunk road through Bow Street to Talybont. Turn right on the Northern edge of the village (after primary school) and Glebe House is almost immediately on your left.



PLANNING PERMISSION

A copy of the planning permission is attached the particulars for your information.

Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering

Swyddog Arweiniol Corfforaethol : Economi ac Adfywio
Corporate Lead Officer : Economy and Regeneration

Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron. SA46 0PA
www.ceredigion.gov.uk



PLANNING DECISION Town and Country Planning Act 1990 PLANNING PERMISSION

Agent:

L Wheeler
Catalina Architecture
The Cambria
Marine Terrace
Aberystwyth
Ceredigion
SY23 2AZ

Applicant:

Mr Saffery
Hyfrydie
Talesin
Machynlleth
Ceredigion
SY20 8JG

Part 1 - Particulars of application

Date of application: 13-07-2021 Application No: A210688

Particulars and location of development

Site Location: St Davids Church, Talybont, Aberystwyth

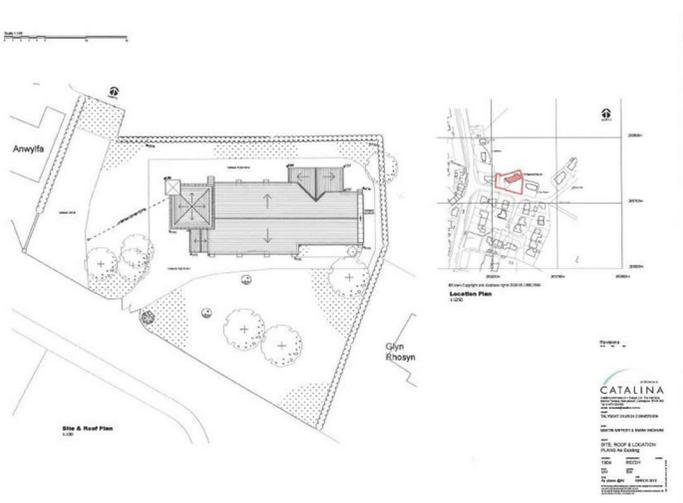
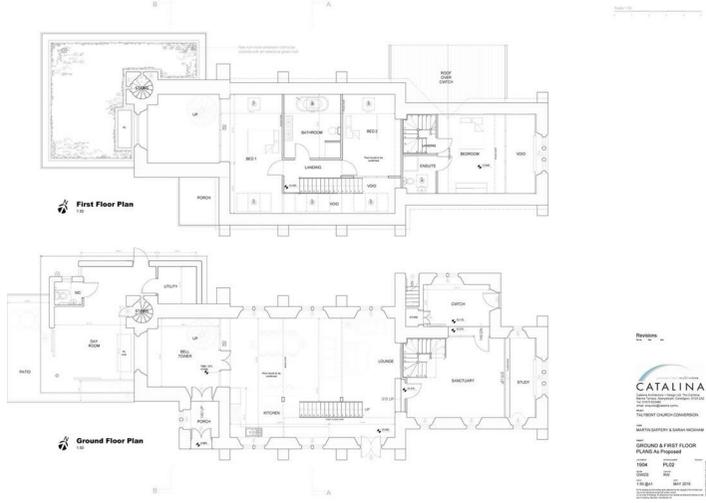
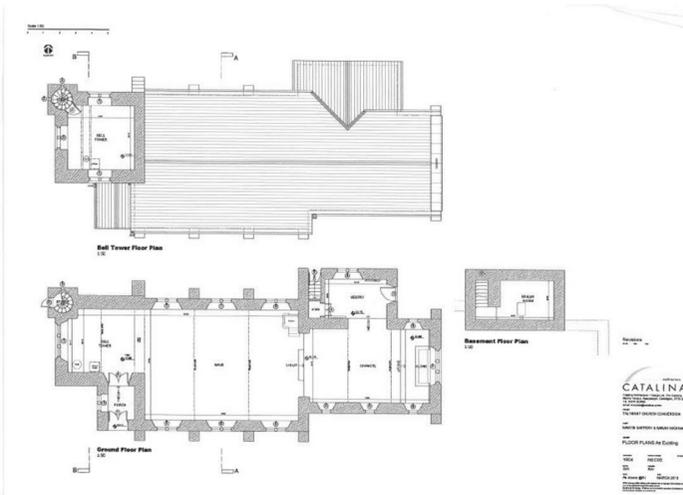
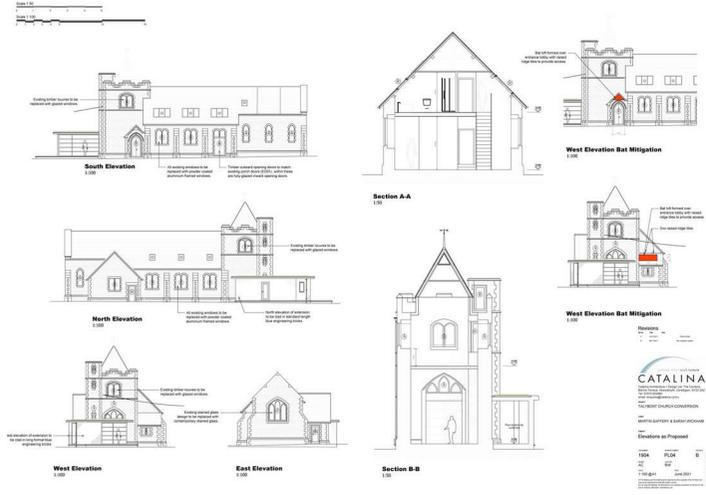
Proposa: Change of use and conversion of existing church to residential accommodation, including construction of an extension.

Part 2 - Particulars of decision

Cyngor Sir Ceredigion hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

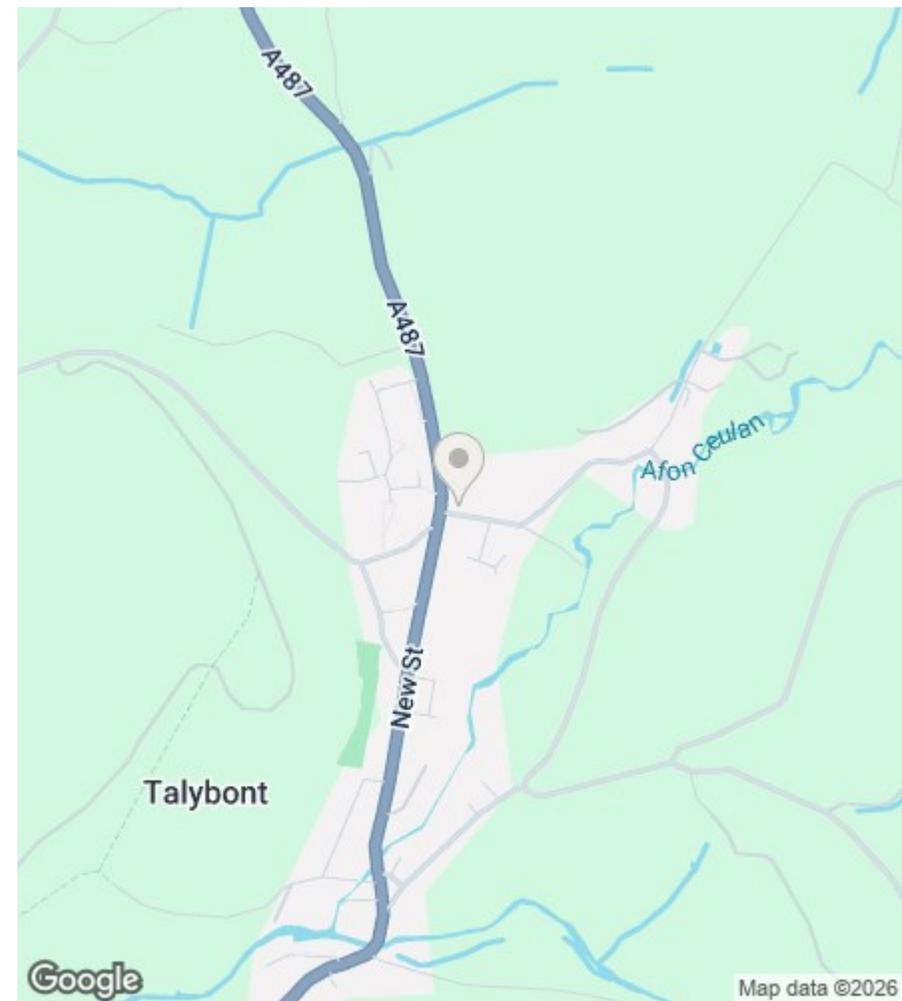
1. The development shall begin no later than eighteen months from the date of this decision.
2. The development shall be carried out in accordance with the following approved plans and documents:
PL01;
PL02;
PL03;
PL04 B;
Recommendations of the Bat Survey Report dated 02/11/2021.
3. Prior to the construction of the extension hereby approved details and samples of the materials to be used in the construction of the external surfaces of the extension shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
4. Surface water shall be trapped and disposed of so as not to discharge from/on to the adjoining highway. No surface water from any part of the development shall be connected into the existing highway surface water drain.
5. Any proposed soakaway shall be set back at least 6m from the adjoining highway.
6. No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have

LAND REGISTRY PLAN



Title No CYM391525 is attached.

Floor plan (existing) prepared by Catalina Architects together with site, roof and location roof and location plans are attached together for the proposed accommodation.



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		

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
 Tel/Ffon: 01970 626160
 Email/E-Bost: sales@aledellis.com