

Greig Chapel, Grosmont, Abergavenny  
Monmouthshire, NP7 8HN

FOR SALE BY INFORMAL TENDER  
BY FRIDAY 7<sup>th</sup> OCTOBER 2022

An exciting opportunity to acquire a now redundant Victorian Chapel in the scenic Monmouthshire countryside.  
With the potential for other uses (subject to planning and other consents).  
Abergavenny 8.25 miles. Hereford 15.5 miles.



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**Description**

Greig Chapel is situated in a rural and scenic location, with direct roadside access to a minor road, just under three miles South-West of the village of Grosmont, in the county of Monmouthshire. The property has quintessential 19th Century chapel character, and is set in a rectangular plot of land of approximately 0.10 acres divided from the burial ground.

The village of Grosmont offers a village shop and Post Office as well as dining pub 'The Angel'. More facilities are located in the thriving market town of Abergavenny 8.25 miles South West, with large supermarkets of Morrisons and Waitrose as well as a cinema, independent market, shops and cafes, doctors surgery and Minor Injuries Hospital of Neville Hall.

With its stunning scenery, it is an ideal base for sightseers, walkers, cyclists, nature lovers and photographers. Also, within easy reach, are several ancient castles and other places of historical interest.

The property comprises the following accommodation (measurements are provided for identification only):

**The building:**

The Chapel is a stone building under a pitched roof of one side slate and one side as reconstituted slate, with arched detail windows on three elevations and main central door.

It has internal dimensions of approximately 6.78m by 4.63m with one and half storey height to a ceiling to the apex of 3.87m.

Internally the walls are plastered and painted, and the ceiling is boarded with central detail. It has a suspended timber boarded floor.

**NOTE:** The Chapel furniture is not included in the sale

**Outbuilding:**

There is an attached outbuilding on the rear elevation of corrugated sheeting measuring approximately 2.99m x by 2.94m (max) and internally separated. This building provides a potentially useful footprint extension to the main building that may allow replacement as a useful extension.

**Burial Ground:**

The burial ground remains in active use and will be outside the perimeter of the property being sold. It will continue to be used and managed by the local community association in charge of it. There is a right of access granted (vehicular and foot) from the highway to the burial ground across the property. This access will be shared.

**NOTE: Boundaries.**

Upon completion, the Purchaser will be responsible for immediate erection of boundary and access gate between the property and the burial ground to a set specification and as delineated on the ground by the Agents.

**TENURE:** We are informed that the property is of Freehold Tenure.

**Services** - No services are presently connected, although we are informed that the Chapel was previously connected to mains electric.

We are informed mains water runs on the opposite side of the road.

No connection has been made for private waste drainage.

**Prospective purchasers are to make their own enquires for potential services connections with Western Power and Welsh Water** <https://connections.westernpower.co.uk/get-connected/new-connection/> and Dwr Cymru Welsh Water Developer Services. <https://developers.dwrcymru.com/en>

**Potential for conversion to other uses:**

Note: Prospective purchasers are to make their own independent planning enquiries to the local authority. The property is subject to a withdrawn application made in 2006 - but we have no details.

The local planning authority is Monmouthshire County Council at County Hall, Usk NP15 1GA. Tel 01633 644 644 <https://www.monmouthshire.gov.uk/planning>

The prevailing planning policy is Local Development Plan 2011-2022 (Adopted 2014).



**METHOD OF SALE** - The property is offered for sale by Informal Tender in these particulars (unless previously sold). Informal tenders are to be received in writing at the agent's office on the prepared form no later than midday on FRIDAY 7<sup>th</sup> October 2022. Envelopes containing tenders are to be marked "Private & Confidential and Tender for 'Greig Chapel, Grosmont' a". Tenders are to be delivered to the vendors agents; McCartyneys LLP, 11 High Town, Hay on Wye HR3 5AE.

Please note that the Vendors reserve the right to not accept the highest or any informal tender and to negotiate the purchase price and conditions of the sale with the chosen potential purchaser.

Please note by completing a Tender and upon acceptance of Tender the purchaser must be able to provide immediately their formal Identification documents and to prove funds available for purchase and be ready to instruct their solicitor.

**Misrepresentation Act** - a) The property is sold with all faults and defects (if any) whether in good condition or otherwise and neither the vendors nor McCartyneys (Agents for the vendors) shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said agents. (b) The purchaser shall be deemed to acknowledge that he has not entered into the contract in reliance on any of the said statements, that he has satisfied himself as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the vendors or the said Agents in relation to, or in connection with the property. (c) Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from the contract, nor give either party any cause for action. (d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Agents for the purpose of preparation of these particulars.) Interested prospective purchasers are recommended to obtain an independent survey report on this property.

**NOTE:** The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

**DIRECTIONS:**

From Hereford direction A465 - turn of left at Llangua and travel 5.3km to the property on a B road bearing right at the top of the hill (don't turn to Grosmont) and continue onto a crossroads and turn left. The Chapel is just along this straight road on the right and opposite the entrance to Old Campston.

From Abergavenny direction A465 - turn left for Pandy and travel 4.5km to the property bearing right at a split in the road and continue to a crossroads and turn right and the Chapel is just along this straight road on the right and opposite the entrance to Old Campston.

What3words location reference is ///retraced.riverboat.runs

**VIEWING: By appointment through selling agents – McCartneys LLP: HAY ON WYE OFFICE 01497 820 778. Opening Hours: Mon-Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm**  
You may view the exterior with particulars in hand, but will need to make an appointment to view the interior.

**Please respect the burial ground during viewings and do not stand on the family graves or let dogs into the area. Please do not disturb the plot marked out for boundary separation.**

**HEALTH AND SAFETY** - The Agents advise all prospective purchasers when viewing the property to take due care

**REFERRAL FEES:**  
McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Details Last Updated: Tuesday, 16 August 2022

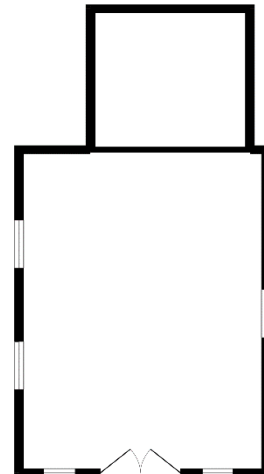


**NOTICE** Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.



GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.

Messrs

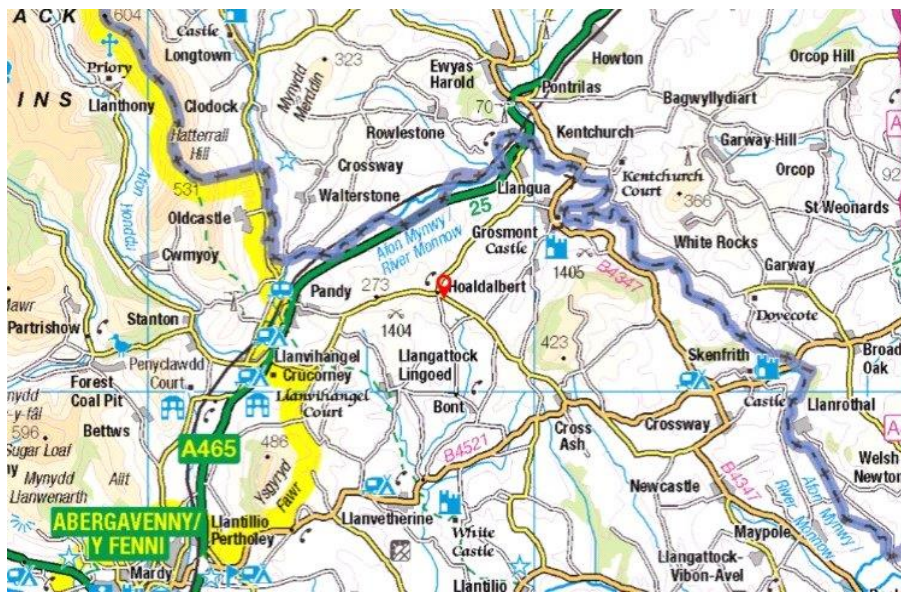


McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

**MCCARTNEYS LLP**  
REGISTERED OFFICE: McCartneys LLP, The Ox Pasture,  
Overton Road, Ludlow, Shropshire SY8 4AA.  
Tel: 01584 872251. REGISTERED NO: OC310186



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Since 1874





Plan not to scale

**INFORMAL TENDER SHEET**

TO BE RECEIVED AT MCCARTNEYS HAY-ON-WYE OFFICE  
ONLY BY MIDDAY ON FRIDAY 7<sup>th</sup> OCTOBER 2022  
**Ref: Tender 'Greig Chapel, Grosmont'**

Full Name .....

Address .....  
.....  
.....

Telephone Number ..... Mobile .....

Email .....

Solicitors .....

Solicitors Contact Number .....

**PRICE TENDERED**

£ ..... (pounds) ..... (words)

Cash/Mortgage (delete as applicable)

Is your offer subject to any conditions/restriction (delete as applicable)

If yes for above, please detail below:

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I/We hereby confirm the above informal tender for **Greig Chapel, Grosmont** as outlined within the details. The vendors reserve the right to not accept the highest or any informal tender and reserve the right to negotiate the purchase price and conditions of the sale with the chosen potential purchaser. Offers are to be received by the selling agent in an envelope marked 'PRIVATE AND CONFIDENTIAL' and 'TENDER FOR GREIG CHAPEL, GROSMONT, by no later than midday on Friday 7<sup>th</sup> OCTOBER 2022 and addressed to, McCartyneys LLP, 11 High Town, Hay on Wye, Hereford HR3 5AE.

**Please note by signing this form and on acceptance of a Tender you will be expected to provide immediate formal Identification and Proof of Funds and be ready to instruct your solicitor.**