





Rhiwlas Chapel Rhiwlas, Oswestry, SY10 7JJ  
Offers Over £75,000

A rare opportunity to purchase this freehold redundant chapel boasting original features and being located in a beautiful setting in the rural hamlet of Rhiwlas.

Being located in a semi rural position, Seion Chapel offers great potential for conversion with relevant planning consents and permissions.

## LOCATION

The property is located in a wonderful and quite idyllic rural setting with superb views of the surrounding valley and hills. The area is noted for its country pursuits and is particularly popular amongst walkers and equestrians for riding out purposes. Local amenities are available in the nearby village of Llansilin, which is quite popular and only some 10 minutes driving distance off Rhiwlas. A comprehensive range of amenities can be found in Oswestry, including a wide range of shops, social and leisure facilities together with schools. From Oswestry, commuters then have easy access along the A5 to Shrewsbury or alternatively North with road links to Wrexham and Chester.

## CHAPEL

36'1 x 21'1 (11.00m x 6.43m)

Originally built in 1851 with a later extension in 1876 approximately.

The property comprises Chapel with pulpits and seating.

Dual aspect letting in natural light.

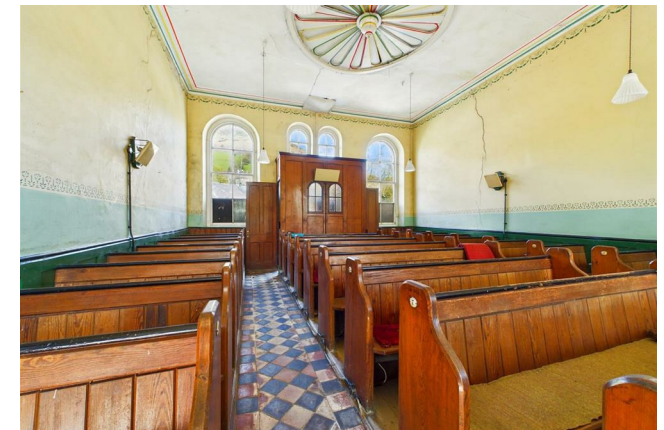
## VESTRY

17'10 x 12'1 (5.44m x 3.68m)

Window and door to the side.

## EXTERNAL

Small yard area fronts the Vestry and a small area with railing frontage fronts the Chapel. No outside space at the rear.



**Local Authority:** Powys

**Council Tax Band:**

**EPC Rating:**

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

**What 3 Words:** ///snippet.overhear.model

## Viewing arrangements

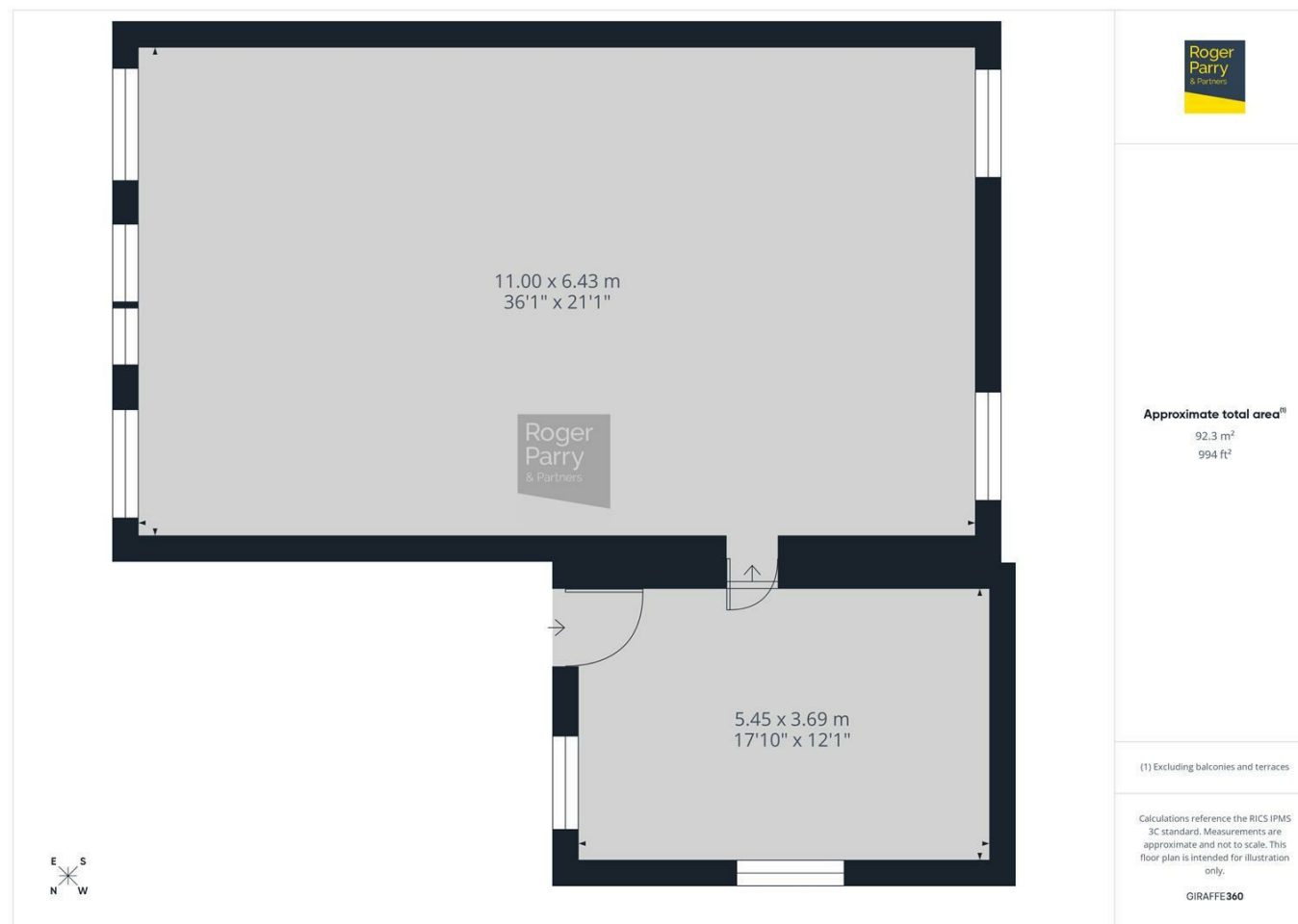
Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU  
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.