

By Direction of the Trustees of the United Reformed Church

*GLOUCESTERSHIRE*

Ross-on-Wye 8 miles Coleford 4 miles.

**THE REDUNDANT CHAPEL**

known as

**WORRALL HILL UNITED REFORMED CHURCH,  
LYDBROOK,  
GLOUCESTERSHIRE,  
GL17 9QD**



Situated in a roadside position  
Conversion prospects (subject to Planning)

Freehold. Vacant Possession

***FOR SALE BY PRIVATE TREATY***

## **GENERAL REMARKS AND STIPULATIONS**

(which where applicable shall be deemed part of the Conditions of Sale)

### **SITUATION**

The Chapel is situated at Worrall Hill, Upper Lydbrook, Gloucestershire on the side of a council maintained road and is approximately a quarter of a mile from Lydbrook. Ross-on-Wye is some 8 miles distant and Coleford 4 miles.

### **DIRECTIONS**

In central Lydbrook, proceeding from Ross-on-Wye, take the right turn proceeding up the hill, the Chapel will be found on the left hand side on a bend. From the Gloucester to Monmouth A4136 road, proceeding from the Gloucester direction, turn right at Upper Lydbrook, proceed one third of a mile and the Chapel will be found on the right hand side.

### **TENURE**

The property is freehold and offered with vacant possession upon completion

### **SERVICES**

Mains Electricity is connected to the property. However, water is not but it is thought that mains water is available in the road nearby as is a sewer.

### **RIGHTS OF WAY, EASEMENTS, ETC**

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

### **IMPORTANT NOTICE**

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

### **VIEWING**

By arrangement with the agents - RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, Herefordshire, HR9 5HT, Tel: 01989 567233. (Ref: RGW).

### **PRICE**

Offers invited to the Agents.

*PARTICULARS OF SALE*

The Redundant Chapel known as

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The property is constructed of stone under an asbestos slate roof. The property principally comprises a single storey room with access to a basement

According to the date stone on the front it was originally constructed in 1884 and enlarged in 1888.

The Accommodation comprises:

**ON THE GROUND FLOOR**

A Meeting Room: (approximately) 8.2m x 9.15m

There is a basement to the Chapel but this has not been inspected.