



St Brise Centre

Eglwys Brewis Road, St Athan, Vale of Glamorgan, CF62 4WA

Watts
& Morgan



St Brise Centre, Eglwys Brewis Road,

St Athan, Vale of Glamorgan, CF62 4WA

Guide price: £20,000 Freehold

2 Rooms

The St Brise Centre is a Grade 2* listed former Church, located within the grounds of the former RAF St Athan establishment. It is to be sold on the instruction of the Defence Infrastructure Organisation (DIO) on behalf of the Ministry of Defence. Expressions of interest via 'Informal Tender' to be submitted to Watts & Morgan LLP (Cowbridge office) by 12 noon on Friday 26th April 2024.

Directions

Travel along the coast road B4265 from Llantwit Major to St Athan and turn at the roundabout before the Boverton traffic lights onto the new Northern Access Road. Continues past the Aston Martin plant, where the road becomes Eglwys Brewis Road just after the traffic lights / cross roads in the direction of St Athan. After passing the turning into Picketston Close (to your left), the St Brise Centre will be to your right after a further 200 yards.

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





ABOUT THE PROPERTY

Located off the Eglwys Brewis Road, the St Brise Centre is close to the northern edge of what was East Camp, RAF St Athan. It is accessed from the same road via a pull-in. A crash gate currently divides the access roadway from the St Brise Centre; this gate will be removed on completion. The centre will be fenced off from the wider St Athan site.

Understood to date from 13th Century, the former Church of St Brise is a simple space of two interconnecting rooms divided by a stone arch. The larger of the two areas, the nave, is approximately 7.5m x 4.8m (max), the smaller the chancel (approx max 5.5m x 4m). The building is Grade II* listed, owing much to the rare and well preserved 17th Century wall paintings (one of them dated 1654) on white washed walls. The property is in need of repair and restoration though the MOD has managed to prevent significant water ingress and damage to the structure by erecting a temporary sheet roof over the original slate roof structure but the windows, doors, parts of the roof and bell tower are in need of significant attention.

The St Brise Centre is to the heart of this plot, surrounded by a graveyard and encircled by a low height stone wall. One of the covenants grants access to the graveyard by friends and family of the those buried in the church yard. The approximate boundary is indicated in red on the plan.

ADDITIONAL INFORMATION

Freehold. Mains electric connects to the property. Interested parties are advised to investigate for themselves the availability of other services and costs for connection.

The former church is subject to several restrictive covenants which greatly limit its future use and how it can be referred to by name. A list of these restrictions is available and interested parties are advised to seek legal advice before committing to making an offer by informal tender. Enquiries to the Church in Wales - as to the possibility of removing them - can be directed to: propertyenquiries@cinw.org.uk



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The property was purchased by the MOD from the Church in Wales on the 30 July 2010 under Land Registry title CYM482687.

The sale was subject to the following restrictions:-

- The Property and any building now or at any time being thereon shall not nor shall any part thereof be used for any religious purpose without the written consent of the Transferor
- The Property hereby conveyed or any building now or at any time being thereon shall not nor shall be used for the sale distribution or manufacture of ale beer wines spirits or other intoxicating liquors or for any club or institution at which intoxicating liquors are sold or consumed and no trade manufacture or business shall be carried on or permitted to be carried on upon the Property hereby transferred nor the same shall be used as a shop
- The Property shall cease to be called St Brewis Church, St Brewis or St Brise Church and shall not be given any name with any other ecclesiastical permutation or connection
- The Property shall not be called any name expressing or implying it to be or to have been a church, place of worship or the residence of a Minister of Religion
- The Property shall not be used for any illegal immoral or sacrilegious purpose or any purposes which may cause offence or annoyance to the Transferor or neighbouring land or (except with prior written approval of the Transferor which in its absolute discretion it may or may not give) for the benefit of any religious or quasi – religious or other sect denomination or group
- The Property shall not be used other than for ceremonial events associated with the Ministry of Defence Technical Academy and for heritage purposes including access for visitors to view the seventeen century wall paintings or as a place of quiet contemplation for members of the public and the armed forces
- The graveyard of the Property shall be kept open for members of the public lawfully to visit during the hours of daylight only all such access subject to the Transferee`s security provisions and regulations in operation from time to time
- The Transferee shall permit customary burials to take place all in the graveyard at the Property all such burials to be at the Transferee`s discretion and shall permit all necessary access for this purpose all such access subject to the Transferee`s security provisions and regulations in operation from time to time
- The Transferee shall allow the burials referred to above until the Transferee reasonably deems there to be no further space at the Property for such burials
- The Transferee shall be responsible for all reasonable surveyor`s and legal fees and any other reasonable fees that may be incurred in the preparation and negotiation of any variation, licence or contract relating to any of the above covenants
- The Transferee for himself and his successors in title hereby covenants not to transfer the Property or grant a lease of it or any part of it to any person without first ensuring that such a person has executed a deed directly with the Transferor to observe and perform the covenants set out in the above clauses. The cost of the Transferor in approving and executing the deed of covenant shall be borne by the Transferee
- The parties hereto apply to the Chief Land Registrar for entry of a restriction in the Proprietorship Register of the title to the Property in the following term:-

“ No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a Certificate signed on behalf of the Representative Body of the Church in Wales acting by its secretary its nominated officer or its conveyancer that the provisions of the clauses outlined above have been complied with.”

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

ACCESS AND VIEWINGS

Access is currently restricted, set behind a perimeter security fence to the former base of RAF St Athan, but access to the adjoining public road would be via a adjoining "crash gate" (which will be removed on 'completion').
Viewings are strictly by appointment with the Sole Selling Agent Watts & Morgan, (Cowbridge branch, 01446 773500)

METHOD OF SALE

The property is offered for sale by informal tender.

Tenders are to be submitted in writing on our required forms within a sealed envelope to Watts and Morgan at 55 High Street, Cowbridge, CF71 7AE by 12 noon on Friday 26th April 2024. Please note the vendor is not obliged to accept the highest or any offer. Tender forms detailing the information required are available from the agents’ office.





Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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**Watts
& Morgan**