



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

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**Guide price: £20,000 Freehold**

2 Rooms

The St Brise Centre is a 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.

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**Your local office: Cowbridge**

**T: 01446 773500**

**E: [cowbridge@wattsandmorgan.co.uk](mailto: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](mailto:propertyenquiries@cinw.org.uk)



## 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)

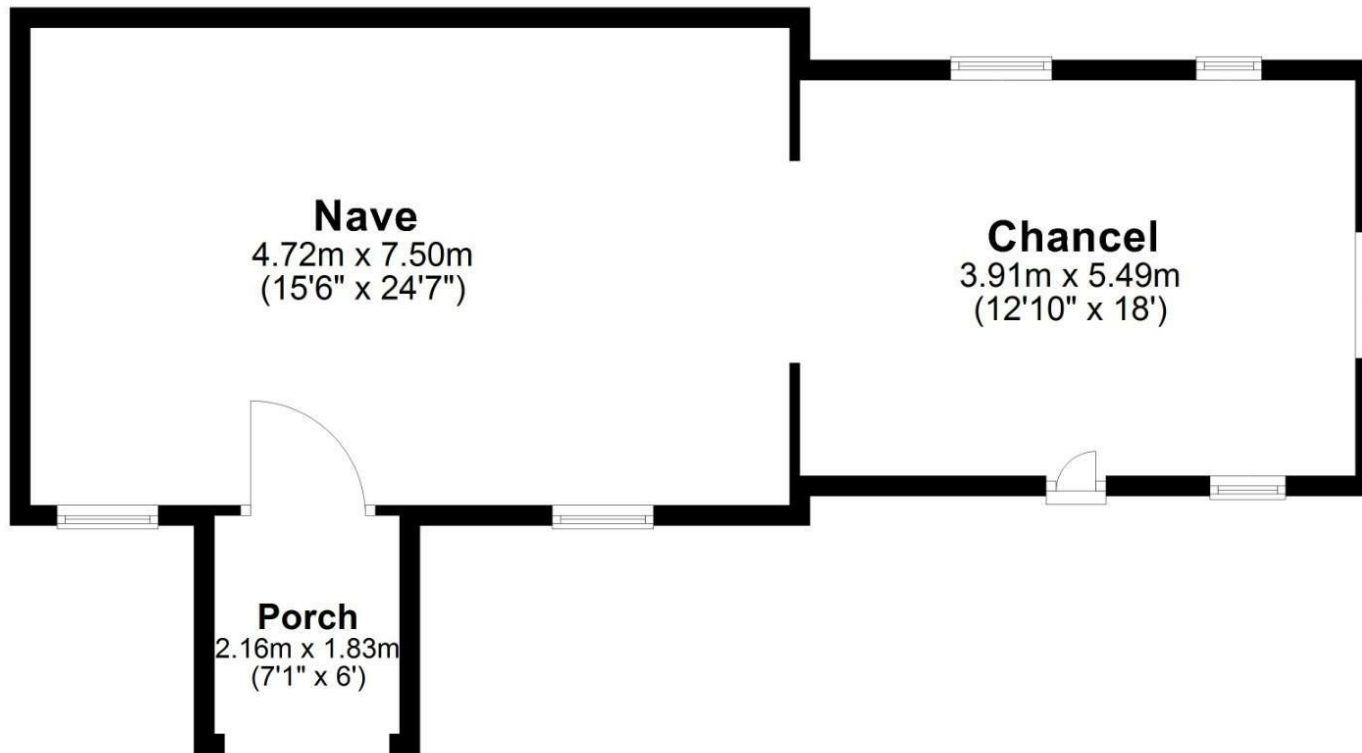
## METHOD OF SALE

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 19th 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.

## Ground Floor

Approx. 61.4 sq. metres (661.0 sq. feet)



Total area: approx. 61.4 sq. metres (661.0 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



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.



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