



## Capel Henryd, Henryd Conwy LL32 8YB £85,000

### FOR SALE BY INFORMAL TENDER

A historic Grade II Listed former chapel and car park occupying a prominent position in the picturesque village of Henryd, approximately two miles from the historic walled town of Conwy. ( Freehold )  
Closing date Wednesday 25th of November 2026

GUIDE PRICE - OFFERS IN EXCESS OF £85,000

Dating from 1822 and restored in 1866, this attractive former place of worship retains considerable architectural character and offers an exciting opportunity for a variety of potential alternative uses or conversion, subject to all necessary planning and Listed Building Consents.

A useful parcel of land situated directly opposite the chapel and graveyard, presently laid out and utilised as a private car park, providing a good-sized level area with direct vehicular access from the adjoining public highway. The land is considered to offer potential for future development or an alternative use, subject to obtaining all necessary planning permissions, consents and approvals. Interested parties should make their own enquiries with the Local Planning Authority regarding the development potential of the site. Please Note: The land will be sold subject to an Overage Clause, further details and terms of which will be made available by the Vendor's solicitors.



Tel: 01492 555500  
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## Location

Located in a popular rural village within 2 miles of the walled town Conwy on the Henryd Road. Conwy has a variety of retail outlets, hotels, library and several places of interest. There is a local primary and secondary school, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

### The Chapel

Constructed principally of rendered stone beneath a hipped slate roof, the chapel retains an attractive symmetrical façade with central entrance, traditional multi-pane sash windows and a slate date plaque recording its foundation and restoration. The property is complemented by an historic walled graveyard containing a number of traditional slate memorial stones.

The building provides an increasingly rare opportunity to acquire an important piece of local architectural and social history, with considerable potential for an imaginative purchaser seeking a distinctive property within easy travelling distance of Conwy and the wider Eryri National Park.

### Main Chapel

35'1" x 18'7" (10.7 x 5.68)

Front door into small integral lobby area. Main worship area with fixed boxed pews and pulpit. Sash windows to front and side elevations. External side door.

### Car Park

The land used as car parking is also included within the sale and available with vacant possession upon completion. The agents are not aware of any services available to the site and any planning enquiries will be the responsibility of the prospective buyer.



## Land Overage Clause

Please note that the car park area will be sold with an 'Overage Clause' attached - the land will be subject to a clawback for 50% of any uplift in value if the land is developed for residential or commercial purposes within a 20 year period from the date of completion of the sale. The overage will be triggered by approval of planning permission and payable within 3 months of that date.

## Measurements/Area

Car park 0.6 hectares or 0.14 acres - 591 square metres.  
Chapel and graveyard 250 square metres

The aerial photos and boundaries shown are for identification purposes only and should not be relied upon as being accurate boundaries - this will be confirmed at contract stage.

## Material Information

1. The graveyard forms part of the Grade II listing, ownership of the burial ground and access rights are reserved for visiting families or friends. Maintenance of the graveyard will fall within the new owner's responsibility.
2. The property will be sold subject to restrictive covenants prohibiting its use for the sale of intoxicating liquor, as a public house or similar establishment, as a brothel or sex establishment, or for any immoral, illegal, noisy, noxious or offensive trade or use, together with such other restrictions as may be stipulated within the Contract of Sale.

## Services

Mains electricity is available to the chapel. Other services are nearby but not connected. Broadband internet is available in the village.

## Method of Sale

Capel Henryd is offered for sale by Informal Tender. Tender forms should be received by the agents, Iwan M Williams, before 12 noon on Wednesday 25th of November 2026. The tender form is provided with these sale particulars. Tenders must be submitted in a sealed envelope marked 'Capel Henryd Tender'.

Tenders must be made by way of a set price and not by reference to the amount of any other tender. The vendor is not bound to accept the highest or any tender. Upon the owner accepting a successful tender contracts must be exchanged within 28 days and completion date within 1 month thereafter.

## Tender Forms and Plan

Please ask agent for a copy of the tender form and plan.

## Viewing

By appointment through the agents Iwan M Williams, 5 Bangor Road, Conwy LL32 8NG. Tel; 01492 55 55 00 E-mail - conwy@imwestates.com

## Proof of Identity and Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## Council Tax Band

Conwy County Borough Council tax band - n/a

## Directions

Proceed from Gyffin village along the B5106 towards Tyn y Groes, pass the two Caravan Parks on your left hand side, take the next right for Henryd. Continue down the hill into the village passing the school on the right hand side, continue straight on and the property will be viewed on the right hand side whilst the car park is situated opposite on the left hand side.



| Energy Efficiency Rating                           |                            |                                                                                   |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                         |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            |                                                                                   |
| (69-80) <b>C</b>                                   |                            |                                                                                   |
| (55-68) <b>D</b>                                   |                            |                                                                                   |
| (39-54) <b>E</b>                                   |                            |                                                                                   |
| (21-38) <b>F</b>                                   |                            |                                                                                   |
| (1-20) <b>G</b>                                    |                            |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

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