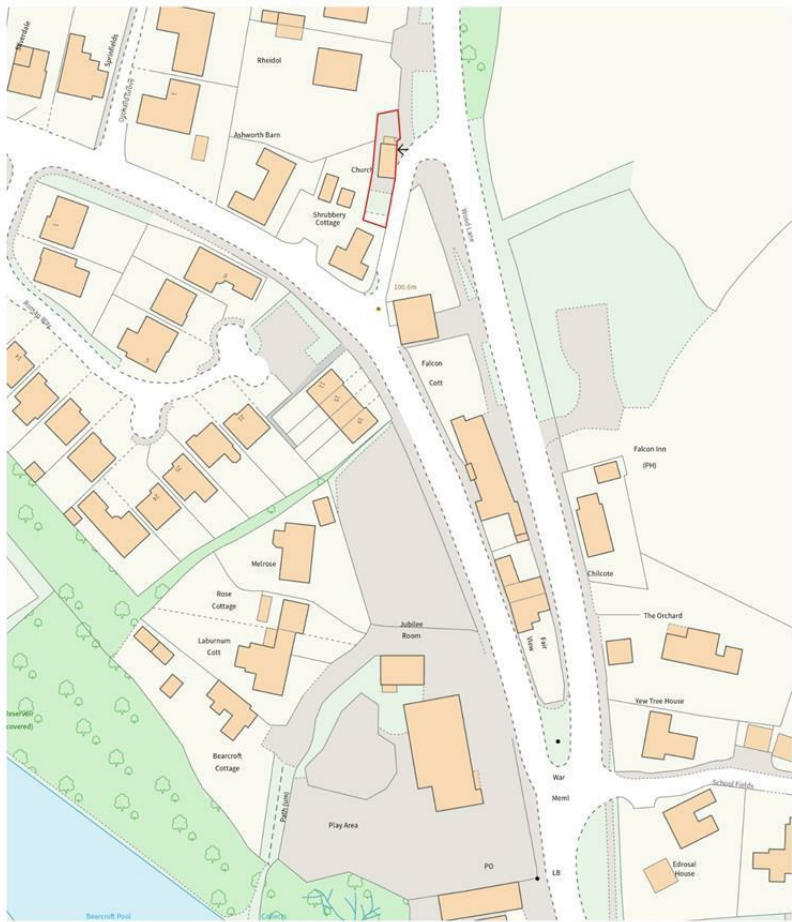


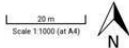
FOR SALE

Hinstock Methodist Chapel, Wood Lane, Hinstock, Market Drayton, Shropshire, TF9 2TA



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For identification
purposes only



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01691 622602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



FOR SALE

Auction Guide Price £25,000 - £30,000

Hinstock Methodist Chapel, Hinstock, Market Drayton, Shropshire, TF9 2TA

Auction Guide Price £25,000 - £30,000

A superbly situated detached Methodist Chapel of great character, which has great potential for a variety of alternative usages (subject to Local Authority Planning Consents), in a most convenient location close to the centre of the popular village of Hinstock.

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents.

Newport (3 miles), Market Drayton (6.5 miles), Telford (15 miles), Shrewsbury (19 miles)
(All distances approximate)



- Methodist Chapel of great character
- Garden
- Great potential for alternative usages (subject to planning permission)
- Within walking distance of the centre of Hinstock
- Interesting renovation project
- Inspection essential

DESCRIPTION

Halls are favoured with instructions from the Market Drayton Methodist Circuit to offer Hinstock Methodist Chapel in Hinstock for sale by Public Auction.

Hinstock Methodist Chapel is a most interesting Wesleyan Methodist Chapel of great character, believed to have been constructed in 1831.

The Chapel retains numerous interesting original features and therefore has huge potential for a variety of alternative usages such as a dwelling, Air BnB, offices, gym, etc (subject to the necessary local authority planning consents) and has the unusual bonus of having a garden adjacent, which could become a major feature of the property.

Halls, the Auctioneers, strongly recommend an early inspection to appreciate its unusual nature, convenient location and the possibilities which it has to offer.

SITUATION

Hinstock Methodist Chapel is situated in a convenient location close to the centre of the popular North Shropshire village of Hinstock which has good local amenities to include a Public House, Primary School, Village Shop/Post Office and Parish Church. The towns of Newport (3 miles), Market Drayton (6.5 miles), Telford (15 miles) and the County Town of Shrewsbury (19 miles) are all within easy motoring distance and all have a comprehensive range of amenities of all kinds.



DIRECTIONS

From the A41, turn into Hinstock. Continue for a short distance to the centre of the village, turn left at the roundabout on to the A529 signposted "Market Drayton" and continue for a short distance and the Chapel will be found on the left hand side identified by a Halls For Sale Board.

What3Words: ///picturing.solving.hothouse

ACCOMMODATION

The accommodation comprises:

ENTRANCE PORCH

4'7" x 4'5" (1.42 x 1.36)
With a quarry tiled floor and door into the:

CHAPEL

30'0" x 15'3" (9.15 x 4.65)
With carpeted floor, five wall mounted electric heaters, three attractive arched windows to front elevation, dado rail and inspection hatch to roof space.

OUTSIDE

A railed concreted ramp leads from the pavement to a concreted area leading to the front door, and to the:
STORE ROOM (5'2 x 4'11)(1.6m x 1.5m)

GARDEN

The garden is an unusual feature of the property and is to the southern side of the Chapel comprising a patio area and area of lawn. This has great potential for landscaping according to one's individual requirements.

SERVICES

We understand that the Chapel has the benefit of a mains electricity supply.
We are informed that mains water and drainage are available very close by. However, all interested parties are advised to make their own enquiries to satisfy themselves regarding this.

PLANNING

Full planning permission was granted on 16th August 2023 for "erection of replacement entrance to include Disabled WC and accessible access ramp access and associated works". The application number for this was 23/02580/FUL. A copy of the plans are available from the Agents on request.



TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITIES

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury SY3 8HB.
Severn Trent Water, Regis Road, Wolverhampton, WV6 8RU.

VIEWINGS

Strictly by appointment through the Auctioneers Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602, Email: ellesmere@halls.gb.com

METHOD OF SALE

The Chapel will be offered for sale by Public Auction on Friday 25th July 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 3 pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTRACT & SPECIAL CONDITIONS OF SALE (LEGAL PACK)

The Chapel will be sold subject to the Special Conditions of Sale, which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers or the Solicitors Sintons, FAO Jessica Field, The Cube, Barrack Road, Newcastle upon Tyne, NE4 6DB (0191 226 3735/0191 226 7878). Email: info@sintons.co.uk/jessica.fields@sintons.co.uk prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

BUYERS PREMIUM

Please note that the purchaser(s) of this land will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of Auction, which has been set at 2.5% of the purchase price, plus VAT or a minimum fee of £3,000, plus VAT (£3,600). This will apply if the Chapel is sold before, at or after the Auction.



GUIDE PRICE/RESERVE

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

IMPORTANT ANTI-MONEY LAUNDERING REQUIREMENTS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged to obtain proof of identity for buyers, their agents, representatives, including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit our website. If you are the successful bidder/s of this lot, further Anti-Money Laundering checks will be carried out using a specialist third-party company, Movebutler. We thank you for your cooperation.