

FOR SALE

The United Reform Church Dodington, Whitchurch, Shropshire, SY13 1DZ



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Offers In The Region Of £375,000

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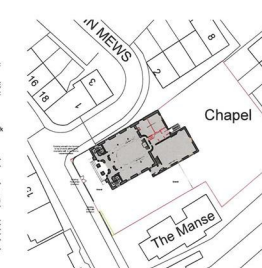
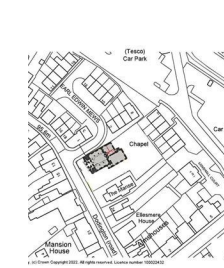
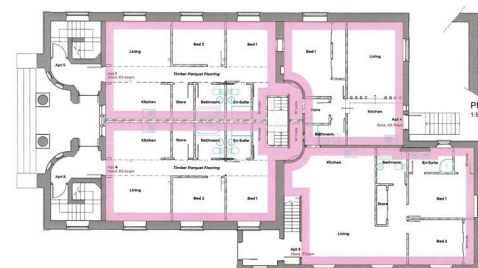
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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.



01948 663 230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



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Whitchurch Town Centre 500 metres. Shrewsbury & Chester 20 miles, Nantwich 12 miles and Wrexham 10 miles. All distances are approximate.



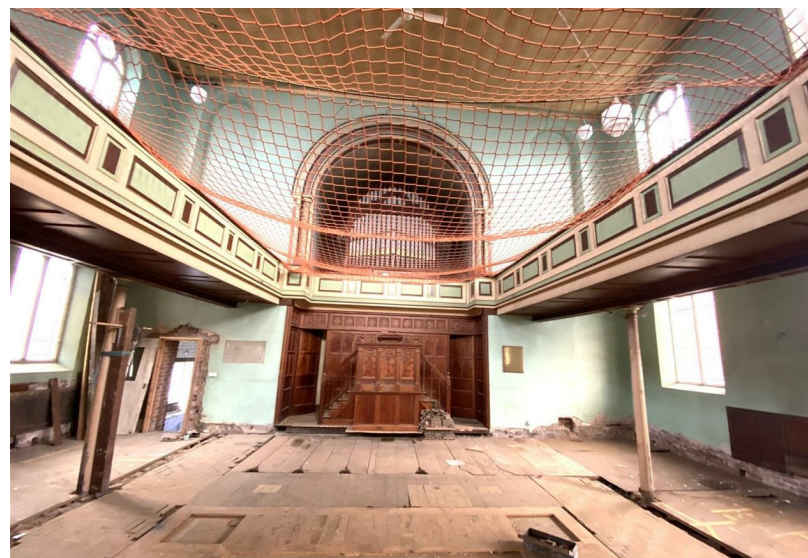
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Development Opportunity
- Whitchurch Town Centre
- Planning for 8 Apartments
- Parking Spaces
- Iconic & Historic Building
- Planning Granted May 2024

Location

The property is located within 600 metres of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

Description

Halls are delighted with instructions to offer one of Whitchurch's iconic properties for sale and full planning permission was recently granted to convert it into 8 apartments with associated parking spaces.

This Grade II Listed property was originally built as a congregational chapel in 1815 and was then converted into the United Reform Church. The current owner has recently obtained planning permission May 2024 to convert into 8,1 and 2 bedrooms with parking. Many of the buildings original features will be retained. The Developable area measures just under 5,200ft².

The site is a mainly level site but to the rear of the building where the graveyard is located that area has a gentle gradient away from the rear elevation.

The sale of this very well situated property provides a very rare opportunity for developers to acquire this development with all the benefits of full planning permission.

Planning Permission

Planning was granted on 20th May 2024 (24/00790/FUL) for the change of use and conversion of former United Reform Church (and adjoining Church Hall / Sunday School) - previous partial COU into B1 (e) class of use, into 8 apartments and associated external works.

Available Documentation

The following documents can be downloaded from the Shropshire Council online planning register - <https://next.shropshire.gov.uk/planning/applications/viewing-planning-applications/>

- Full Planning Permission document ref: 24/00790/FUL
- Approved Site Plan
- Approved Floorplans

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. Halls have not tested any of the services.

Boundaries, Roads & Fences

The purchaser(s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundaries, fences and hedges.

Rights of Way

The land will be sold subject to any wayleaves Public or Private Rights of Way, Easements and Covenants, and all outgoings whether mentioned in these sales particulars or not.

Local Authority

Shropshire Council, Abbey Foregate, Shrewsbury, SY2 6ND.

Tenure

The property is said to be of freehold tenure although purchasers must make their own enquiries via their solicitor. Vacant possession will be given on completion of the purchase.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & onthemarket.com WH1496 050624

Directions

From the centre of Whitchurch drive up Watergate Street into Dodington and the property is located on the left hand side.

What 3 Words: crowned.cringes.protected