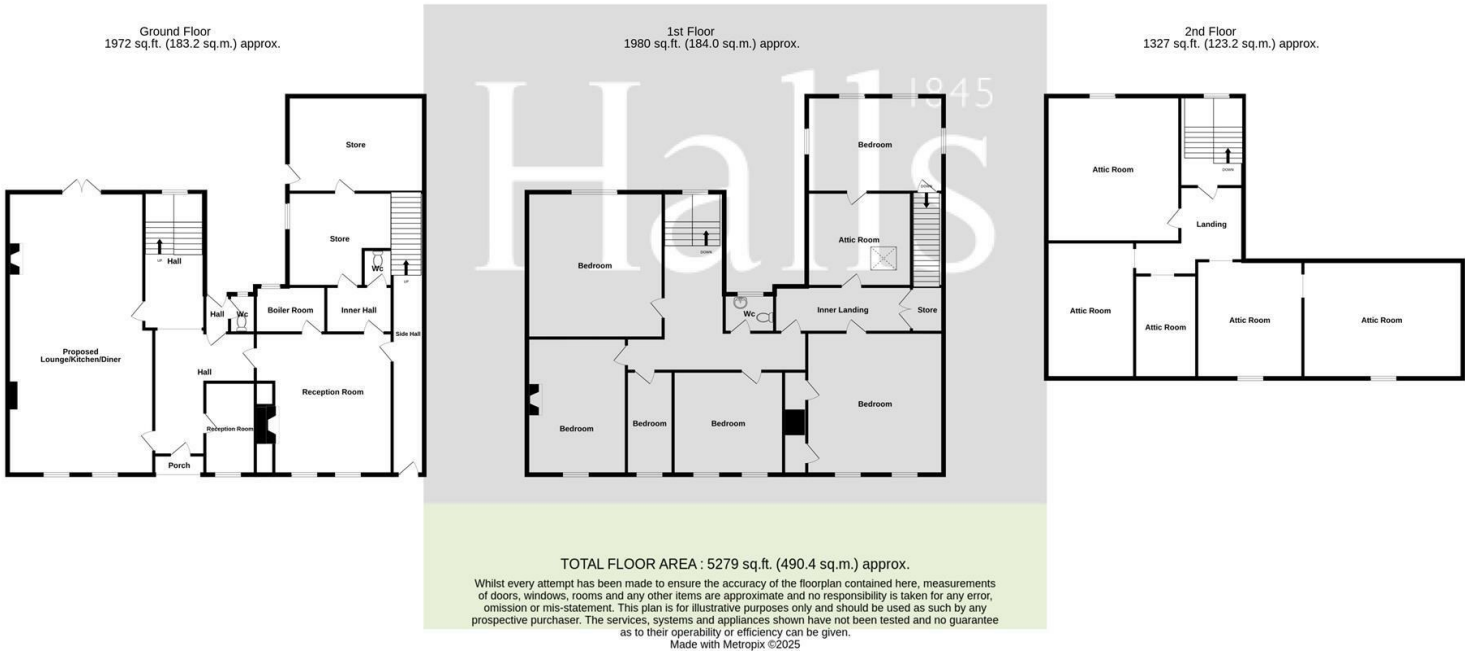


FOR SALE

29 & 29a St Marys Street, Whitchurch, Shropshire, SY13 1RA



FOR SALE

Offers in the region of £450,000

29 & 29a St Marys Street, Whitchurch, Shropshire, SY13 1RA

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.



Halls are delighted to be instructed to market this iconic town centre property with over 6,000ft2 of accommodation. The property is Grade II Listed and Planning Permission has been granted for change of use from Commercial to a single Residential Dwelling. Also included in the price is a 2 bedroom town house and large gardens to the rear.



01948 663 230

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



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Whitchurch Town Centre 50metres, Railway Station 1/2 a mile, Shrewsbury & Chester 20 miles, Nantwich 12 miles.



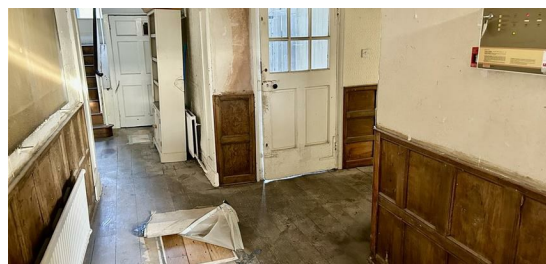
4 Reception Room/s



6 Bedroom/s



3 Bath/Shower Room/s



- Large 6,000ft2 Property with Planning
- Change of Use to a Residential Dwelling
- Additional Two Bedroom House
- Large Enclosed Gardens
- Property Includes Period Features
- Requires Full Renovation
- Located in the Centre of Whitchurch
- Off Street Parking

Location - Whitchurch

The property is located close to the centre of Whitchurch Town Centre where there is excellent local shopping, schooling, recreational and leisure facilities. Whitchurch has an excellent range of cafes, restaurants and pubs. There is a championship golf course, football, cricket & rugby clubs in the town.

Whitchurch is within daily commuting distance of surrounding towns and business centres of Chester, Shrewsbury, Telford, Wrexham, Nantwich and Crewe. The town also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.

Brief Description

This is a wonderful opportunity to acquire an iconic Grade 2 Listed building in the heart of Whitchurch. The property has recently had planning permission granted in December of 2023 for change of use into a large single dwelling of approx 5,000ft2. In addition to the house is an attached 2 bedroom cottage that could be used whilst renovation work is being carried out or can even be rented out. To the rear of the properties are large gardens and a detached outhouse that was once used as a local Sunday School.

The property has already undergone some work including the removal of all asbestos, front room opened up to create a wonderful space. The owners have upgraded the electrical consumer units and the rest of the home will require a full programme of renovation and refurbishment to create an amazing family home.

Planning Permission

Planning was granted on the 5th December 2023 23/05267/FUL for change of use from offices to a single residential dwelling. Any current purchaser must be aware that CIL payment will be required.

29 St Marys Street

The property was the offices of Hibberts LLP Solicitors for many years until they moved into new premises. The current planning permission is to create a wonderful family home that will comprise the following. Reception Hall with exposed timbers and floor boards, large open plan kitchen. dining and living space, cloaks / coats room, W.C, lounge, utility room, laundry room and large storage room ideal for bikes, bins etc. From the hall is access to a spacious basement. The property also has a separate side entrance from the street.

To the 1st floor are four double bedrooms, family bathroom, study and store. There is also a separate W.C which could be made into a shower room.

The 2nd floor comprises 4 large attic rooms and a store room.

Externally are large gardens to the rear that back onto the bowling club and a detached outbuilding that could be converted into ancillary accommodation to the main house subject to planning. There are coach house style gates between 29 and 29a that open to a parking area for a couple of cars.

29a St Marys Street

The accommodation briefly comprises lounge /diner, side hall and fitted kitchen with integrated appliances, oven, hob, and space for a washing machine. There is a large understairs storage cupboard. To the 1st floor are two double bedrooms and modern bathroom. The house has gas fired heating and part double glazed windows. To the rear if the property is an enclosed yard with steps that lead up to a large garden laid to lawn.

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
WH1579 180225

Council Tax - Shropshire

For clarification of these figures please contact Shropshire Council on 0345 6789002.

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.