



FOR SALE

Guide Price £80,000 - £100,000

## The Former Church of St Mary Magdalene, Tallarn Green, Malpas, Shropshire, SY14 7LJ

\*\*\* Auction Guide Price £80,000 - £100,000 \*\*\*

A substantial and particularly attractive Grade II listed former Parish Church of great charm and character which retains numerous original internal features and offers immense potential for a range of alternative usages, especially residential (subject to PP), with gardens and a separate grass paddock extending, in all, to approx 1.06 acres or thereabouts.



Malpas (5 miles), Whitchurch (8 miles), Wrexham (9.5 miles) and Chester (16.5 miles)

(All distances approximate)



- **Grade II Listed Church**
- **Immense potential (subject to PP)**
- **Numerous internal original features**
- **Extending, in all, to approx 0.6 of an acre**
- **Adjacent potential garden area**
- **Separate Grass Paddock**

## DESCRIPTION

Halls are delighted with instructions to offer St Mary Magdalene Church in Tallarn Green, near Malpas, for sale by Public Auction.

The Church is believed to date back, originally, to 1872 with the clock tower being added in 1888. It is understood that RS Thomas, the famous ecclesiastical poet, was once Curate here.

The Church is an early Gothic style providing a simple undivided internal space including a Nave with steps up to a chancel and sanctuary. There is an arched timber internal roof with good head height making provision of a second floor possible. Interesting original fittings include a pulpit, a font, a magnificent pipe organ and choir stalls together with wonderful stained glass windows.

The Church therefore has immense potential for a variety of alternative usages (subject to PP) and with the interesting and unusual internal features and high head height it could be imaginatively converted in to a most individual dwelling of great style.

A very unusual feature is the adjacent pasture paddock which has a separate access on to the council maintained road which would be ideal for gardens, a pony paddock, or provision of a garage etc. The property extends in all, to approx 1.06 of an acre or thereabouts.

The property is shown edged in red on the plan and comprises the former church, hall, paddock land, and grounds (hatched blue). The retained land is shown edged in green and comprises the retained churchyard and war memorial.

## SITUATION

The property is situated in the popular village of Tallarn Green which is approximately 5 miles from the sought after village of Malpas, which has an excellent range of local Shopping, Recreational and Educational facilities. The larger centres of Wrexham (9.5 miles), Chester (16.5 miles) and Shrewsbury (24 miles) are all within easy motoring distance, and all have a more comprehensive range of amenities of all kinds.

## DIRECTIONS

what3words: educated.nervy.spurtd

## W3W

///cure.bearings.tailwind

## SERVICES

The purchaser must investigate and satisfy themselves as to the availability and condition of existing or new services and will be responsible for making their own connections. For the avoidance of doubt, no agreement will be entered into to permit any existing or new services to run through the land being retained by our client.

## TENURE & POSSESSION

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

## LOCAL AUTHORITY

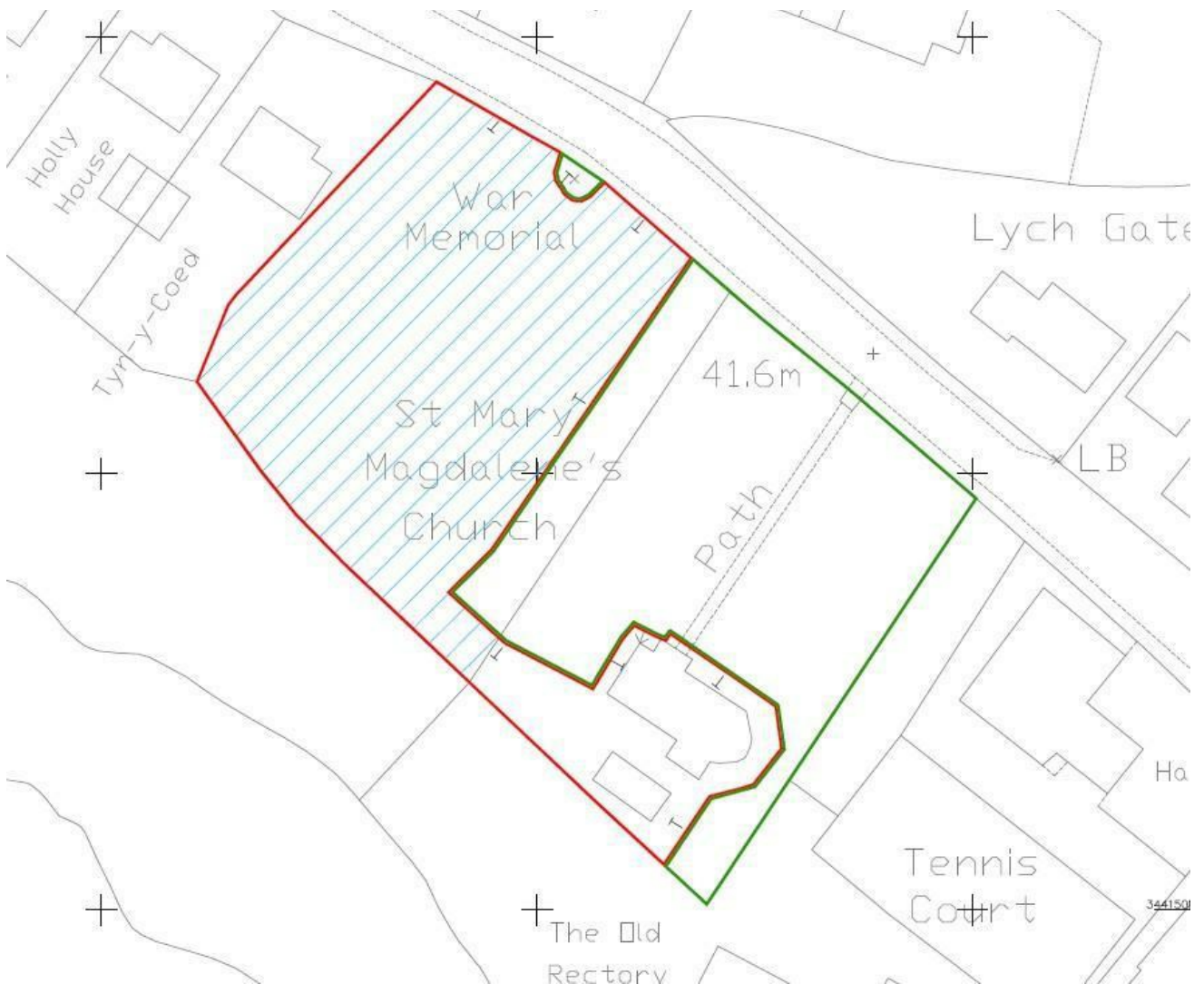
Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

## TOWN & COUNTRY PLANNING

The property notwithstanding any description contained within these particulars of sale, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice, which may or may come to be in force and also subject to any Statutory Provision or Bye-Law, without obligation on the part of the vendor to specify.

## OVERAGE CLAUSE

The purchaser will be required to enter into an overage agreement and to pay the vendor 30% of the increase in value should planning permission be obtained for development of the associated paddock land and grounds within the next 25 years.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



**PURCHASER'S COVENANTS**

The property is shown edged red on the plan and consists of the former church, hall and paddock land and grounds (hatched blue).

The retained land is shown edged green and consists of the retained churchyard and war memorial.

The property must not be used:

- Manufacture, distribution or sale of alcohol.
- Religious use.
- Immoral, sacrilegious, offensive or noisy purposes; use for the occult or psychic mediums; use as a club or any use which may cause nuisance or annoyance to the vendor or the use of the retained land; weddings.

The property must cease to be called St Mary’s Church and must not be called by any name that is associated with its use as a church or the dedication ‘Mary Magdalene’.

The purchaser must agree:

- Not to interfere with the use of the retained churchyard or war memorial, or to interfere with any legitimate visitors. It shall be the vendor’s decision as to who is a legitimate visitor. Access to the retained churchyard is not permitted except where there is a right of way granted or a licence for access to maintain has been granted.
- Not to permit any animals onto the retained churchyard and to ensure that dogs or other animals in the ownership of the purchaser or anyone associated with the purchaser are secured such that visitors to graves are not frightened or intimidated.
- Not to alter or demolish the property without the written permission of the vendor and if agreed to acquire all appropriate permissions and consents including those required under local or national legislation, statutory instruments or policies. The purchaser must copy full details of any planning or listed building application to the vendor at the time such an application is submitted.
- To give the vendor notice of any listed building consent application to remove where present any stained glass, fonts, altars, organs, bells, wall memorials or plaques from the property and to forward a copy of the decision notice upon receipt. If permission is granted, the items must be offered to the vendor who must be given three months from the date of removal to respond and collect the items.
- To erect and thereafter maintain a wall, fence or hedge along the boundaries marked with a T between the sold and retained land to a specification to be agreed in writing with the vendor and subject to necessary statutory approvals.
- To enter into an overage agreement and to pay the vendor 30% of the increase in value should planning permission be obtained for development of the associated paddock land and grounds within the next 25 years.



If the property is sold to another party (the acquiring party), the purchaser will enter into a contract with the acquiring party and the Representative Body to the effect that the acquiring party will accept and uphold the covenants contained in the original conveyance and incorporate the same clause in the terms of any contract with any successive purchaser.

The purchaser will be responsible for meeting surveyors and solicitors’ fees or any other reasonable costs incurred as a result of any variation, licence or contract relating to any of the above conditions.

The vendor is an institutional landowner which applies covenants to its former churches as a matter of policy. For further details as to the covenants on the property and their operation interested buyers must review the legal pack.

**ADDITIONAL COVENANTS - CHURCH**

The vendor grants the purchaser:

- The right to enter onto the retained churchyard upon giving reasonable notice for the purpose of inspecting, maintaining and repairing the property. The purchaser must agree to obtain permission from the vendor to erect scaffolding on the retained churchyard.

The vendor reserves the right to enter the paddock land and grounds for the purposes of inspecting, maintaining and repairing the War Memorial.

If the property is sold to another party (the acquiring party), the purchaser will enter into a contract with the acquiring party and the Representative Body to the effect that the acquiring party will accept and uphold the covenants contained in the original conveyance and incorporate the same clause in the terms of any contract with any successive purchaser.

The purchaser will be responsible for meeting surveyors and solicitors’ fees or any other reasonable costs incurred as a result of any variation, licence or contract relating to any of the above conditions.

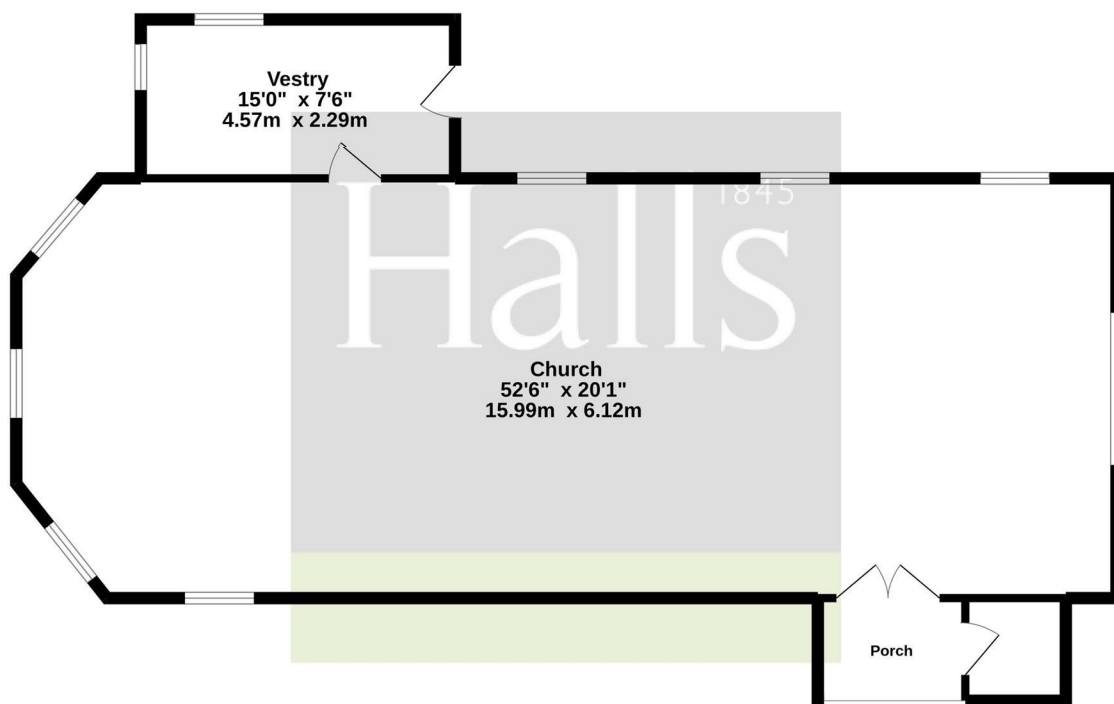
**BOUNDARY**

The purchaser must agree:

- To erect and thereafter maintain a wall, fence or hedge along the boundaries marked with a T between the sold and retained land to a specification to be agreed in writing with the vendor and subject to necessary statutory approvals.

**CHURCH IN WALES CHARITY STATEMENT**

As a registered charity [registered charity number 1142813] our Client is required to obtain best value in all disposals of property in line with the provisions of the Charities Act 2011 and to ensure that terms are endorsed by a Chartered Surveyor as being in accordance with the Act. In line with these obligations our Client reserves the right to accept an offer prior to the auction if on the advice of our appointed Chartered Surveyor doing so is considered to be in the best interests of the charity.



#### METHOD OF SALE

The Church will be offered for sale by Public Auction on Friday 24th July 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm. 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.

#### BUYER'S PREMIUM

Please note that the purchaser(s) of this property 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 3.5% of the purchase price, plus VAT or a minimum fee of £4000, plus VAT (£4,800). This will apply if the Church is sold before, at, or after the Auction.

#### CONTRACT PACK/SPECIAL CONDITIONS

The Church 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 Richard John of Alun Thomas & John Solicitors Crynfryn, 17 Eastgate, Aberystwyth, Ceredigion, SY23 2AR, richard.john@atj.co.uk, 01970 615900 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.

#### 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.

#### BIDDING ON BEHALF OF ANOTHER PARTY

Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.

#### EPC

EPC exempt - place of worship

#### AML

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated 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 [www.hallsgb.com/aml-requirements](http://www.hallsgb.com/aml-requirements).

#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

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Shropshire, SY14 7LJ



**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.

**Energy Performance Rating:**

**Exempt**

Halls 1845

01691 622602

**Ellesmere Sales**

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



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