

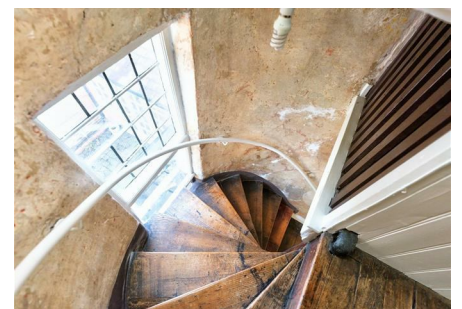


FOR SALE

Guide Price £750,000

The Coach and Dogs Building, 40-42 Church Street, Oswestry, SY11 2SY

An iconic and imposing Grade II listed mixed-use town centre property extending to around 8,000 sq feet and offering versatile residential/commercial potential (LA consent permitting), in a prominent position overlooking St. Oswald's churchyard, with gated car parking.





- Extending to Approx. 8,000 sq ft
- Versatile Residential/Commercial Premises
- Development Potential (LA Consent Permitting)
- Gated Car Parking
- Prominent Town Centre Location
- Overlooking St. Oswald's Church

GENERAL REMARKS

40 - 42 Church Street is a renowned landmark of Oswestry town centre, prominently located alongside the historic Grade II* listed St. Oswald's Church.

The heart of the building is understood to have been constructed in circa 1660 as a town residence for the noted Mr Edward Lloyd, of the Llanforda Estate, who, it is said, travelled to his home on a coach drawn by hounds. The site later found fame as a coaching inn, appropriately named "The Coach and Dogs" and served travellers along the old London to Holyhead road. The building has, over the years, evolved and grown and, today, serves as the headquarters of Textile Express, a thriving retail and internet business; vestiges of the property's diverse and eclectic history are much in evidence throughout.

The property now boasts approximately 8,000 square feet of supremely versatile residential and commercial space, all of which offers untold potential for development, conversion, or separation into smaller self-contained units (LA consent permitting).

SITUATION

Occupying a highly desirable position within the historic north Shropshire market town of Oswestry, the property lies peacefully against the backdrop of St. Oswald's church whilst enjoying the benefits of fronting onto vibrant Church Street. Oswestry is the third largest town in the county and, as such, attracts a multitude of visitors and residents looking to enjoy the array of local amenities and attractions. Oswestry is well-served by transport links, particularly so via the A5, which runs alongside the town and allows easy access to the larger centres of Shrewsbury, Wrexham and Chester, with the city of Liverpool being reachable by car in around an hour.

SCHOOLING

The property lies within close proximity to a number of well-regarded educational facilities, with Oswestry School, one of the earliest founded in England, located around 0.2 miles away; further to this are a wide number of both state and private schools, including Moreton Hall, The Marches School, Ellesmere College, The Meadows Primary, and Packwood Haugh School.

PROPERTY

Dating back to the mid-1600's, 40-42 Church Street has, over the subsequent four centuries been amended, improved, and extended, with each new generation leaving their distinctive mark on the building in line with the fashions of the day, to now offer an almost unrivalled level of prestigious town centre accommodation.

Fronting onto Church Street is the oldest portion of the building, which now comprises a range of offices and reception rooms all situated over two generously proportioned floors, with the first floor boasting a truly magnificent Living/Reception Room replete with log burner and a delightful array of exposed wall and ceiling timbers, with windows facing onto the neighbouring churchyard.

Adjoining the original building to the east is a later "red brick" addition, this believed to date to around circa 1700; initially constructed as an extension to the town house and retaining many traditional features, this aspect of the building now contains, on the ground floor, a further Reception Room, along with kitchen, cloakrooms, and stores, with access afforded via the Rear Lobby onto the Courtyard. Located directly above this, and measuring approx. 900 sq ft, is a four-bedroom maisonette containing the architectural gem of the building: a full height window spanning the three storeys.

The north side of the building is now utilised as a shop floor/showroom on the ground floor with work space above but is understood to have initially served as the livery yard for the coaching inn. At present this aspect is divided into five spacious rooms with the most westerly room enjoying tremendous full height ceilings.

The most recent addition to 42 Church Street is an approximately 1600 sq ft single storey extension adjoining the "livery building", a development borne of the original stables and currently utilised as a showroom and offering further pedestrian access via the carpark.

OUTSIDE

The property sits within grounds extending, in all, to approximately 0.21 acres, or thereabouts, with the outside space largely given over to car parking which is retained within brick walls inset with railings, with further security offered by full height metal gates. Vehicular and pedestrian access to the property is provided via Upper Brook St, with further pedestrian accesses available from Church Street.



null Reception
Room/s



null Bedroom/s



null Bath/Shower
Room/s



DEVELOPMENT POTENTIAL

The setting and proportions of the building would offer a variety of future development possibilities, both residential and commercial (LA consent permitting). With options as varied as Restaurants, Offices, smaller Retail Units, or residential dwellings, or perhaps a combination of these.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE AND POSSESSION

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

LOCAL AUTHORITY

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

SERVICES

We understand that the property has the benefit of mains water, drainage, gas, and electricity

DIRECTIONS

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From the Mile End roundabout, take the Shrewsbury Road into Oswestry, leaving the next roundabout at the second exit and continuing until reaching a set of traffic light where Shrewsbury Road bifurcates into Victoria Street and the B4579, here take the left hand of the fork and carry on until the Church Street/Upper Brook Street crossroads, where the property can be found on the right hand side, identified by a Halls "For Sale" board.

BOUNDARIES, ROADS, AND FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

LISTING/CONSERVATION AREA

We understand that the property sits within the town's Conservation Area and is Grade II Listed (List Entry Number: 1054336)

EPC

Current EPC rating C [71].

RATEABLE VALUE

£14,250 (April '23 - Present (correct at time of writing))

ANTI-MONEY LAUNDERING (AML) CHECKS

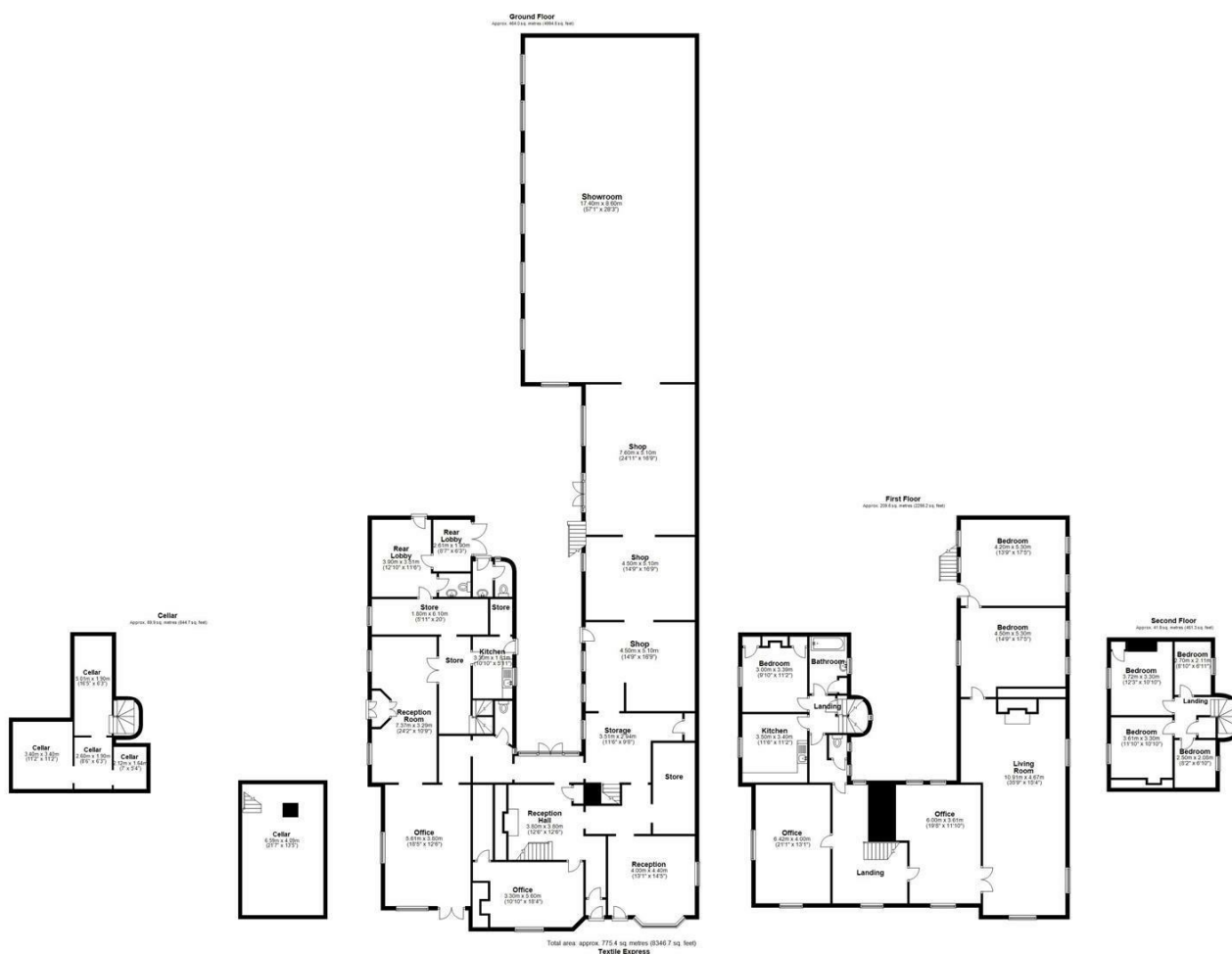
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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

The Coach and Dogs Building, 40-42 Church Street, Oswestry, SY11 2SY



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 Ratings

