



FOR SALE

Offers in the region of £199,995

Chapel House High Street, Bangor on Dee, Wrexham, LL13 0BU

A rare opportunity to convert a characterful period former chapel and village surgery into an imaginative two-storey home; offered with full planning permission and benefitting from two-car parking, private outside space, and a newly renovated detached office - all in the heart of picturesque Bangor-on-Dee.



Wrexham (5 miles), Ellesmere (8 miles), Whitchurch (11 miles), Oswestry (13 miles).

All distances approximate.



- FPP for two-storey Residential Conversion
- Completed Detached Garden Studio
- Off-Street Parking for two Vehicles
- Front and Rear Gardens
- Prime Village Location
- No Onward Chain

DESCRIPTION

Halls are delighted with instructions to offer Chapel House in Bangor-On-Dee for sale by private treaty, with the benefit of no onward chain.

This attractive red-brick former chapel and village surgery offers genuine scope to create a highly individual home. Full planning permission has been secured for a carefully considered two-storey residential conversion, substantially enhancing the accommodation described in the earlier particulars.

The property sits within a comfortably sized plot extending to circa 0.05ac. To the fore will be low maintenance front gardens with, to the rear, further garden space and off-street parking. Notably, the home is complemented by an already fully renovated detached home office which allows for a variety of onward usages, be that as a working-from-home space, a treatment room, or home gym.

SITUATION

Chapel House occupies a prominent position in the heart of the particularly popular and picturesque village of Bangor-on-Dee. The village has a primary school, church, shop, public house, village hall and excellent riverside walks along the River Dee.

Wrexham lies approximately five miles to the north-west and provides a comprehensive range of amenities. Ellesmere, Oswestry and Whitchurch are also within convenient travelling distance.

SCHOOLING

The property lies within a convenient distance of a number of well-regarded state and private schools, including Ysgol Sant Dunawd, The Madras Aided School, the Maelor School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Oswestry School, Moreton Hall, and Shrewsbury College.

DIRECTIONS

Leave Ellesmere via the A528 in the direction of Overton-On-Dee. When reaching a T junction in Overton, go straight over and continue to join Bangor Rd, proceeding until reaching a T junction in the village of Bangor on Dee; here, turn right and the property will be situated on the left, identified by a Halls "For Sale" board.

W3W

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THE CONVERTED PROPERTY

The amended scheme creates a contemporary two-storey home. The ground floor is arranged with a generous kitchen/dining room, separate living room with rooflights and glazed garden access, dedicated study, entrance hall and full bathroom.

At first-floor level are two well-proportioned bedrooms, each served by its own en-suite shower room, together with useful integrated and walk-in storage.

GARDEN OFFICE

A newly renovated, insulated room finished in Canadian cedar cladding provides valuable additional accommodation as a home office, studio, treatment room, gym or hobby room, subject to any necessary consents.



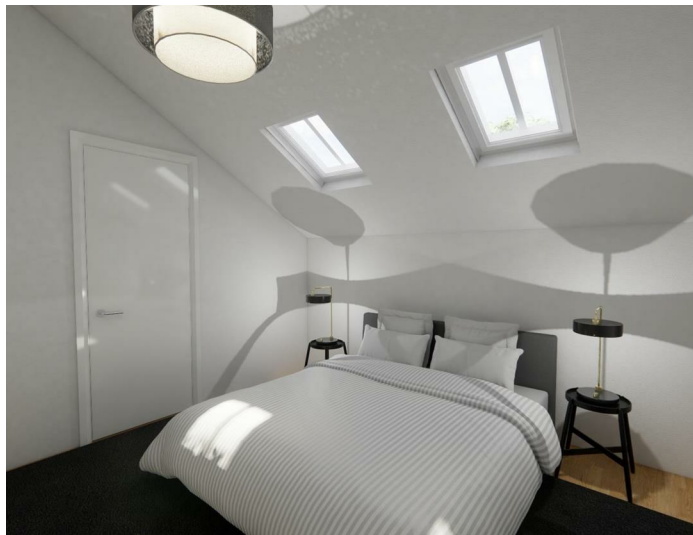
2 Reception
Room/s



2 Bedroom/s



3 Bath/Shower
Room/s



OUTSIDE

The property has a good, well-defined frontage, a gated forecourt and useful rear yard/garden space. The gravelled rear provides off-road parking for two vehicles and provision for electric-car charging, with further scope for landscaping.

PLANNING PERMISSION

Full planning permission was granted under reference P/2022/1001 for the change of use from a former medical centre to a residential dwelling.

Variation P/2025/0182 approved the amended internal layout and rooflights.

THE APPROVED VISION

The amended design transforms the former surgery into a distinctive, light-filled home while respecting the existing red-brick building. Architectural computer-generated images illustrate the character and quality that could be achieved.

GROUND FLOOR

The entrance hall opens to a generous kitchen/dining room, a separate living room with rooflights and glazed rear access, a useful dedicated study and a full bathroom. The arrangement provides flexible space for modern living and working from home.

FIRST FLOOR

Two well-proportioned bedrooms are each provided with an en-suite shower room. Useful integrated storage includes a walk-in wardrobe/storage area.

AVAILABLE DOCUMENTATION

A purchaser will benefit from a substantial amount of design and technical work already undertaken, including:

- Approved planning drawings and visualisations
- Detailed building-regulation drawings and specification
- Structural engineer's drawings and calculations
- Building-control plan-check documentation

COMMERCIAL FLEXIBILITY

The residential conversion has not yet been implemented and the property presently retains commercial status. A purchaser preferring business or professional use should confirm the position and any intended use with Wrexham Council and their professional advisers.

SERVICES

Mains gas, electricity, water and mains drainage are available. Fibre broadband is also available in the village. Purchasers should verify connections and service capacity.

LOCAL AUTHORITY

Wrexham Council

COUNCIL TAX

The property is not presently liable for council tax.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

VIEWINGS

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

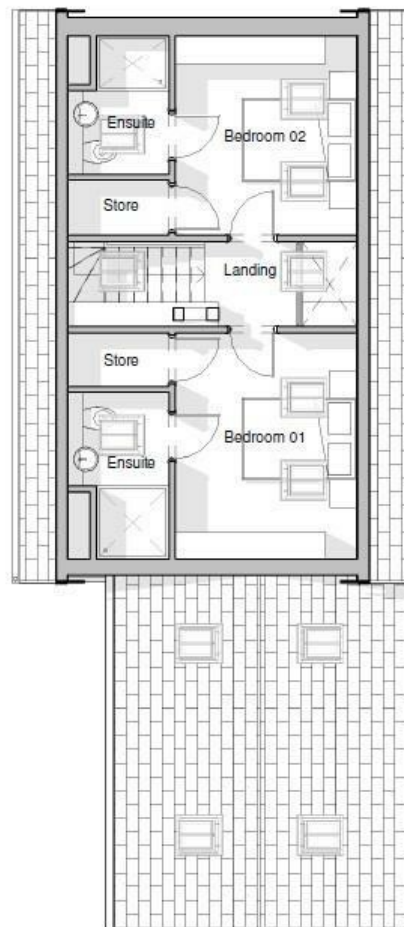
ANTI-MONEY LAUNDERING

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.

FOR SALE

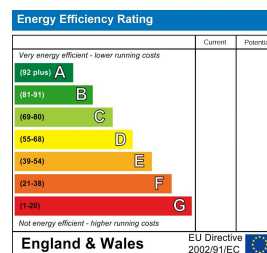
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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

Energy Performance Ratings



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

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