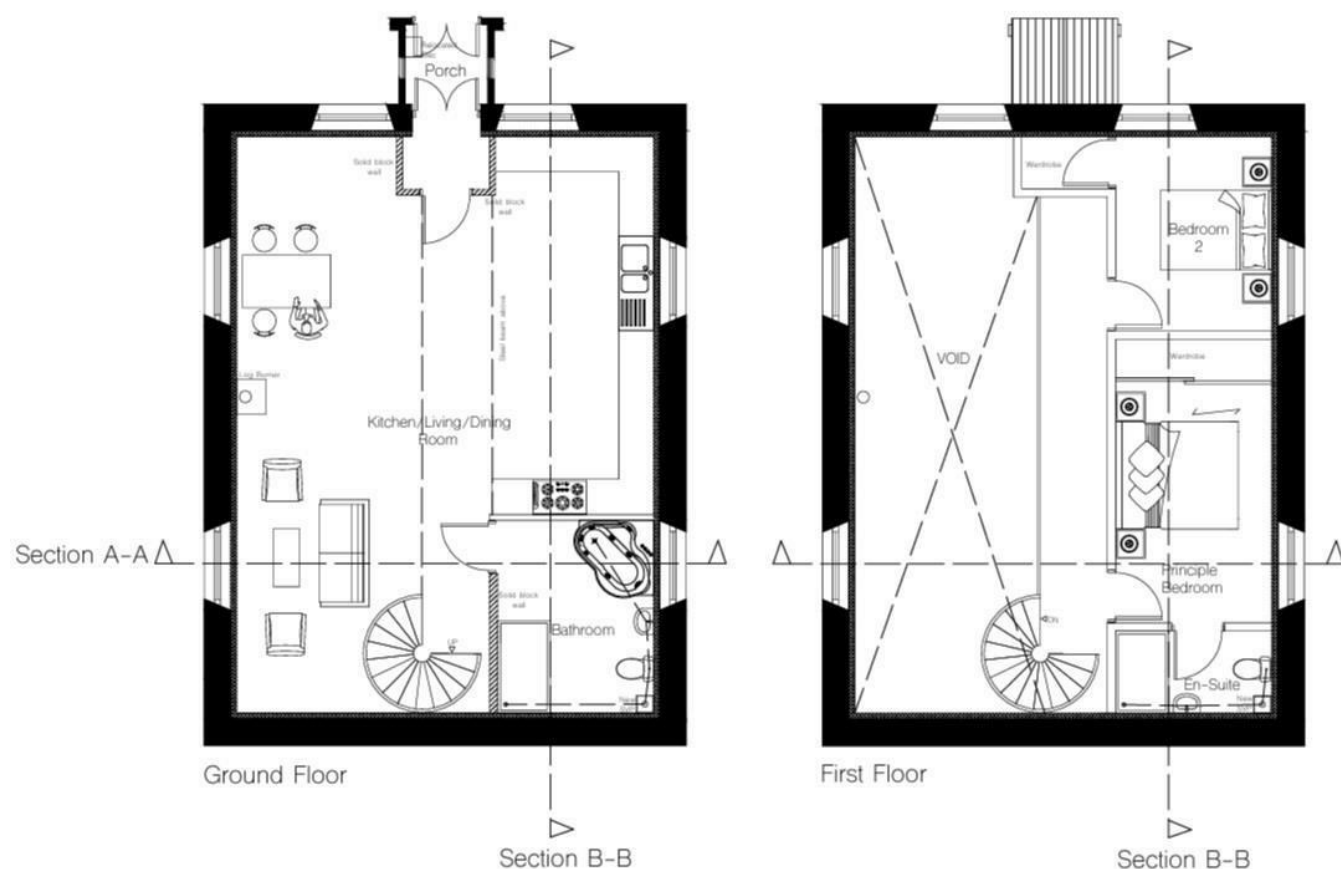


FOR SALE

Former United Reform Church Welsh Frankton, Ellesmere, SY12 9HN



FOR SALE

Offers in the region of £150,000

Former United Reform Church Welsh Frankton, Ellesmere, SY12 9HN

An attractive former church with full planning permission for conversion into a stylish two-bedroom residential property with private gardens and off-street parking, enviably situated in an elevated position enjoying panoramic views in the hamlet of Welsh Frankton, near Ellesmere.

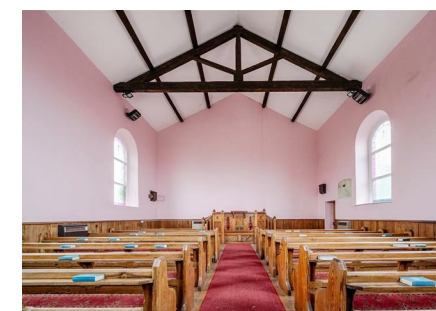
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Oswestry (5.5 miles) Wrexham (16 miles) and Shrewsbury (20 miles).

All distanced approximate.

- Full Planning Permission
- Chapel for Conversion
- Panoramic Views
- Gardens
- Parking
- Semi-Rural Location

DESCRIPTION

Halls are delighted with instructions to offer The Former United Reform Church, The Brow, Welsh Frankton for sale by private treaty.

The sale provides the rare opportunity for developers and owner/occupiers alike to convert a substantial former chapel building into an impressive residential property with living accommodation extending to around 1,200 sq ft and situated within an open-plan ground floor with mezzanine above comprising two bedroom.

The plans would afford the property accompanying gardens and off-street parking, these positioned to the west of the property, with the grounds extending, in all, to around 0.07ac, or thereabouts, with wonderful and far-reaching views across the noted north-Shropshire countryside, which extends to the south.

SITUATION

The Former United Reform Church is situated on the rural hamlet of Welsh Frankton, approximately 1.7 miles from the north Shropshire lakeland town of Ellesmere, which has an excellent range of local shopping, recreational and educational facilities. The larger centre of Oswestry (5.5 miles) is easily accessed by car and as well as the county towns of Shrewsbury (20 miles) and Wrexham (16 miles), all of which have a more comprehensive range of amenities of all kinds.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including Ellesmere Primary School, Lakelands Academy, Criftins C of E Primary, Cockshutt C of E Primary, Welshampton C of E Primary, Ellesmere College, Moreton Hall, Packwood Haugh, and Oswestry School.

W3W

///thrones.skim.closets

DIRECTIONS

From Ellesmere, proceed on the A495 Oswestry Road for approximately 1.7 miles and on reaching the hamlet of Welsh Frankton, The Former United Reform Church will be situated on your left hand side, identified by a Halls for sale board.

PLANNING PERMISSION

Full planning permission for the conversion of the redundant chapel building into a residential dwelling was granted on 13th February 2024.

Interested parties can view all the associated documentation on the local planning portal, using the reference 24/00559/FUL.

PROPOSED ACCOMMODATION

- Ground Floor -
Open-plan Living/Kitchen/Dining Area
Bathroom

- Mezzanine -
Bedroom One
En-Suite:
Bedroom Two

Proposed Accommodation: Approx. 1190 sq ft

OUTSIDE

The planning permission would allow for the removal of the current Function Room to enable the creation of a tarmac parking area situated to south of the property, this providing space for a number of vehicles, with, to the west, the formation of private gardens enjoying far-reaching views across the dramatic Shropshire landscape beyond.

SERVICES

We understand that mains water, electricity and drainage are connected to the property.

TENURE

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

LOCAL AUTHORITY

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

BOUNDARIES, ROADS & HEDGES

The purchaser(s) should 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 boundary, fences and hedges.

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 £30 (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.

