

For Sale

The United Reform Church Dodington, Whitchurch, Shropshire, SY13 1DZ

A Freehold historic building with planning consent for residential development

Highlights

- Historic former Church dating back to 1815
- Rare opportunity to convert a character filled property
- Town centre location close to amenities
- Planning consent for development of 8 self contained apartments
- Proposed development extends to 5,200 sq. ft. (483.27 sq m)
- Freehold

Offers based on £275,000



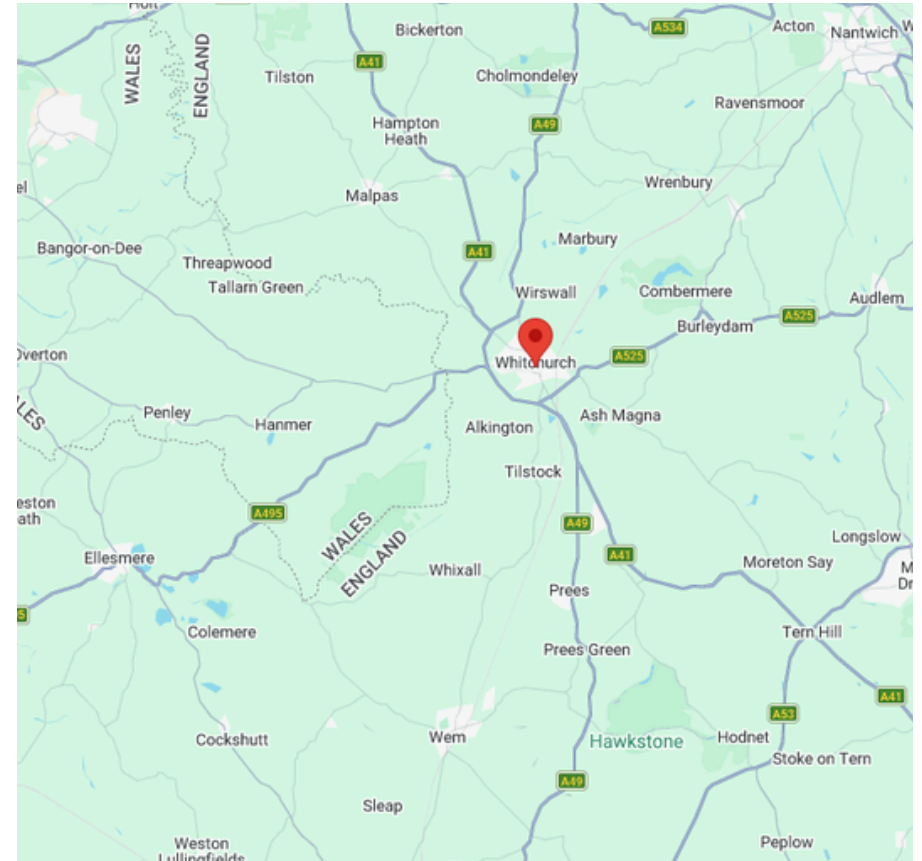
Location

Situated just 600 metres from the heart of Whitchurch, one of Shropshire's oldest and most charming market towns, the property enjoys an enviable location with excellent connections to both Shropshire and Cheshire. A short stroll brings you into the vibrant town centre, where there is a wide selection of independent shops, cafés, restaurants, and everyday amenities.

Set on the borders of South Cheshire and Wales, Whitchurch offers the perfect balance of picturesque countryside and convenient town living. Named within ABTA's Top 10 Destinations to Watch 2024 for Shropshire, the town combines historic character with an impressive range of facilities. Residents benefit from a traditional weekly market held every Friday, independent butchers and bakeries, supermarkets, pharmacies, a family medical practice, dental surgeries, an optician, hair salons, a library, and a community hospital providing everything needed for modern day-to-day living, all within easy reach.

Whitchurch enjoys excellent connectivity to many of the region's major towns and cities. The town is approximately 20 miles from Chester, 22 miles from Shrewsbury, 30 miles from Telford and around 40 miles from Wrexham, while the cities of Manchester, Liverpool and Birmingham are all within comfortable driving distance.

Whitchurch also benefits from a railway station with direct services to destinations including Crewe, Shrewsbury, Cardiff and Manchester.



Description

Originally constructed in 1815 as a Congregational Chapel and later serving as the United Reformed Church, this impressive Grade II Listed building presents a rare and exciting development opportunity.

Full planning permission was granted in May 2024 for the sympathetic conversion of the property into eight residential apartments comprising a mix of one and two-bedroom homes, with the benefit of dedicated parking.

Extending to just under 5,200 sq ft of developable accommodation, the scheme has been thoughtfully designed to retain many of the building's original architectural features, preserving its historic character while creating attractive contemporary residences.

The site is predominantly level, with the former graveyard to the rear gently sloping away from the building. Occupying a highly desirable and accessible location, this sale offers developers an exceptional opportunity to deliver a distinctive residential scheme with the certainty of full planning permission already in place.



Proposed Development - Ground Floor



Proposed Development - First Floor



Further Information

Planning

Consent was granted on 20th May 2024 (24/00790/FUL) for the change of use and conversion of former United Reform Church (and adjoining Church Hall / Sunday School) - previous partial COU into B1 (e) class of use, into 8 apartments and associated external works. The majority of the planning conditions have already been discharged and further details are available upon request.

Services

We understand that mains water, gas, electricity and drainage are available to the property. Interested parties should make their own enquiries regarding the suitability and connection of all services, as these have not been tested by the selling agents.

Boundaries, Roads & Fences

Purchasers will be deemed to have satisfied themselves as to the ownership and position of all boundaries, roads, fences and hedges. Neither the vendor nor the selling agents accept responsibility for defining the ownership of boundary features.

Rights of Way

The property is offered for sale subject to all existing wayleaves, easements, covenants and rights of way, whether public or private, together with all other outgoing and obligations that may affect the property, whether specifically referred to in these particulars or not.

Local Authority

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



Further Information

Tenure & Possession

The property is understood to be freehold. Prospective purchasers should verify the tenure through their legal advisers. Vacant possession will be granted upon completion of the purchase.

Price

Offers based on £275,000 are sought for the Freehold interest.

EPC

Available upon request.

Legal Costs

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

Anti-Money Laundering (AML)

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.



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