

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

DEVELOPMENT OPPORTUNITY



Former United Reformed Church, Weirbrook Sandford, West Felton, Nr Oswestry, SY11 4EY

- Detached former Place of Worship extending to 1,351 sq ft (125.61 sq m)
- Site area of 0.23 ac (0.094 ha) including graveyard to the side
- Redevelopment potential, subject to statutory consents
- Historic building in rural setting, but close proximity to the A5

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Former URC

Weirbrook, Nr Oswestry

LOCATION

The property is known as Weirbrook URC, but is located on the west side of the A5 on the road leading to Sandford. It lies approximately 6 miles southeast of Oswestry and 14 miles northwest of Shrewsbury.

The setting is rural, with only a few houses nearby but within easy reach of the A5 and the village of West Felton.

DESCRIPTION

The property is a former church and graveyard on a self-contained site of circa 0.23 acres (0.094 hectares).

The church building comprises a detached, single storey historic structure, which dates from 1910, being of traditional red brick construction beneath a pitched slate roof, and incorporating a number of older stone building blocks containing the names of those who laid them.

The interior of the building, beyond the porch, is laid out as a church including a meeting room within the main body and a vestry, together with attached outbuildings to the rear. The outbuildings provide a store, toilet closet and boiler room, all of which are accessed from outside.

Externally, there is a lawned area immediately surrounding the building with the graveyard to the side and gated access points.

ACCOMMODATION

Porch	54 sq ft	4.98 sq m
Church main room (incl. meeting room)	1,087 sq ft	100.94 sq m
Vestry	78 sq ft	7.27 sq m
Adjoining Outbuildings:		
Store	39 sq ft	3.60 sq m
Former Elson toilet closet	26 sq ft	2.43 sq m
Former boiler room	69 sq ft	6.39 sq m
Total GIA (incl. outbuildings)	1,351 sq ft	125.61 sq m

GRAVEYARD

The buyer may be required to permit a specific number of burials on site and to allow access/visits to the graveyard.



PLANNING

The property currently has planning permission for Class F1 use (Place of Worship) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

TENURE

Freehold: The property is available to purchase freehold with vacant possession.

PRICE

The asking price is £70,000 for the freehold interest.

SERVICES

We understand that mains electricity is connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
Tel: 0345 678 9000

BUSINESS RATES

As a church, the property is currently exempt from business rates.

ENERGY PERFORMANCE CERTIFICATE

As a church, the property is currently exempt from EPC requirements.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this matter.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Simon Beedles FRICS

Direct Line: 01952 521008

Mobile: 07375 101371

Email: simon@andrew-dixon.co.uk

Ref: SB/3991



What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

Printcode: 2024129

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