

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

DEVELOPMENT OPPORTUNITY



Former United Reformed Church

The Brow, Welsh Frankton, Shropshire, SY12 9HN

- Unique redevelopment opportunity, subject to statutory consents
- Former church and school room extending to 1,185 sq ft (110.14 sq m)
- Site area of 0.07 ac including car parking space and amenity land
- Rural location fronting onto A495 with views over Shropshire and Wales

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Former URC

The Brow, Shrewsbury

LOCATION

The property is situated in the small hamlet of Welsh Frankton in North Shropshire. It lies in a corner plot at the junction of the A495 Oswestry to Ellesmere road and Brynalt Lane, approximately three miles southwest of Ellesmere and six miles northwest of Oswestry.

Opposite the property, on the other side of the A495, is a modern residential development at Frankton Fields. The southern side of the property enjoys extensive views over the Shropshire and Welsh countryside.

DESCRIPTION

The property is a former church and school room, which occupies an end of terrace position.

The original single storey building probably dates from 1874 and was latterly extended to provide a school room to the side and later an adjoining toilet block with WC and wash hand-basin.

The building sits on a total site area of 0.07 acres incorporating a single car parking space and some amenity land to the front.

The property provides a unique opportunity for redevelopment as character residential accommodation, subject to statutory consents.

ACCOMMODATION

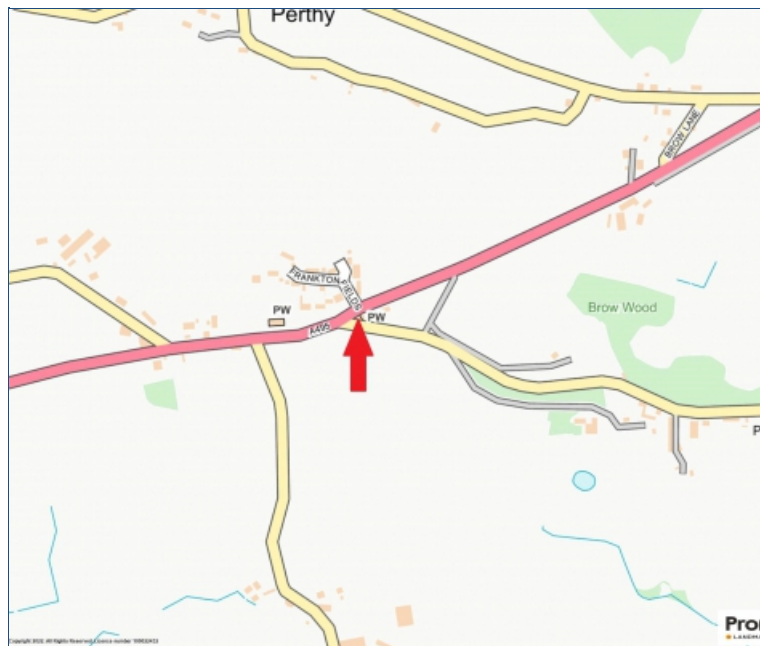
Entrance porch	20 sq ft	1.90 sq m
Church	788 sq ft	73.20 sq m
School room	377 sq ft	35.04 sq m
WC		
Total Area	1,185 sq ft	110.14 sq m

SERVICES

We understand that mains water, electricity and drainage are 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



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PLANNING

We understand the property currently has planning permission for Class F1 (public worship or religious instruction) of the Town & Country Planning (Use Classes) (Amendment)(England) Regulations 2020. However, the building does lend itself well towards conversion to residential accommodation, subject to statutory consents. Interested parties should make their own enquiries in this regard.

TENURE

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

PRICE

The asking price is £125,000.

BUSINESS RATES

As a church, the property is currently exempt from Business Rates.

ENERGY PERFORMANCE CERTIFICATE

The current use of the property as a church does not require an EPC.

VAT

There is no VAT payable on the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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/3811



Printcode: 2022425

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.

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