



FOR SALE VIA AUCTION- SUBSTANTIAL FORMER CHURCH WITH REDEVELOPMENT POTENTIAL

THE OLD HOPE CHURCH, 52 LABURNUM DRIVE, OSWESTRY, SHROPSHIRE, SY11 2QR

KEY POINTS

7,105

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA

SIGNIFICANT POTENTIAL FOR
RESIDENTIAL, RELIGIOUS OR
COMMERCIAL USES
(STSC)



ALL MEASUREMENTS ARE APPROXIMATE




GUIDE PRICE

£180,000 - £200,000


(EXCLUSIVE)

James Evans

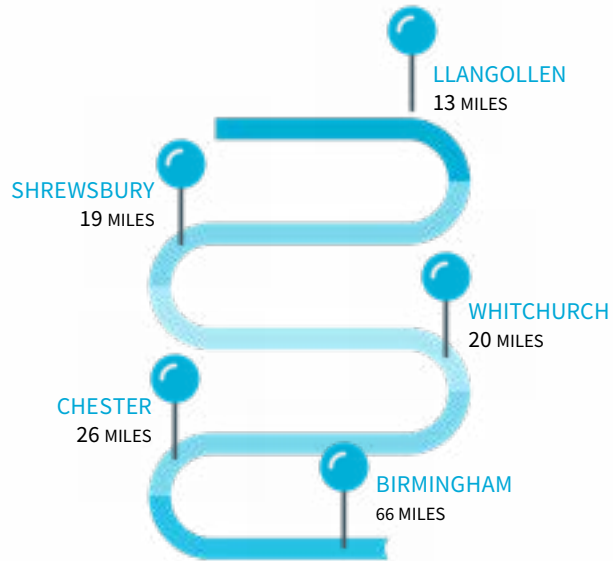
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Ellie Studley

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LOCATION

The property is located fronting onto Laburnum Drive on the southern edge of the town of Oswestry. The property is located in an established residential area approximately 1 mile from Oswestry Town Centre, where all local amenities are available.

The property is located directly opposite a Premier Convenience Store and benefits from easy access to the A5, A483 and A495. The location of the property means it would lend itself to a variety of residential, educational, religious or commercial uses, subject to statutory consents.

The local area offers stunning walks and beautiful scenery, Offa's Dyke Path and Lake Vyrnwy and is within an hour of the Snowdonia National Park. Other nearby attractions include Pontcysyllte Aqueduct, a UNESCO World Heritage Site and several National Trust properties are nearby.

Oswestry boasts various annual events including, Oswestry Show, Oswestry Food Festival and the Balloon Festival.



OSWESTRY
POPULATION
17,509

APPROXIMATELY

DESCRIPTION

The property comprises a detached part two storey and part single storey building that has most recently been a church. The property would lend itself to redevelopment for commercial/residential uses subject tot statutory consents and currently benefits from planning consent for conversion into a 22 bedroomed HMO under Planning Reference Number 22/05041/FUL.

Of traditional construction, being in part of brick construction and part of timber framework construction, the property sits under part tiled and part flat felt roof covers.

There is a Total Net Internal Floor Area of approximately 4,204 ft sq (390.50 m sq) on the ground floor and a Total Net Internal Floor Area of approximately 2,414 ft sq (224.28 m sq) on the first floor.

Which combined provides Total Gross Internal Floor Area of approximately 7,105 ft sq (660 m sq) and the planning consent granting consent for the building to be extended to 749 m sq.

To the front, there is a car forecourt area and the property also benefits from having disabled access.

The Total Site Area is 0.175 acres (0.071 hectares).

A viewing is strongly recommended to fully appreciate the potential of the property.



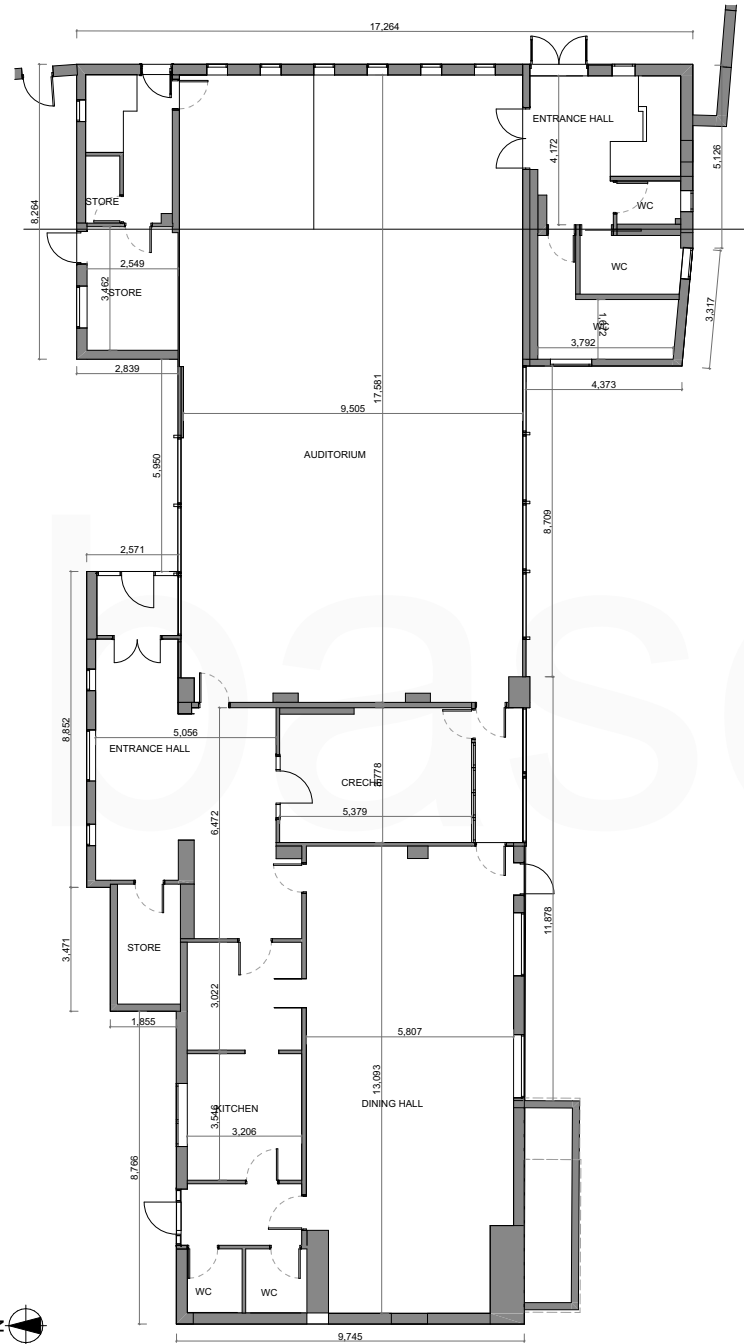
ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

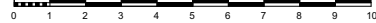
GROUND FLOOR	M SQ	SQ FT
Meeting Rooms		
Church		
Kitchen		
Welfare Facilities		
TOTAL INTERNAL FLOOR AREA	390.50	4,204
FIRST FLOOR		
Offices		
Meeting Rooms		
Stores		
TOTAL INTERNAL FLOOR AREA	224.28	2,414
SITE AREA	HECTARES	ACRES
TOTAL SITE AREA	0.071	0.175



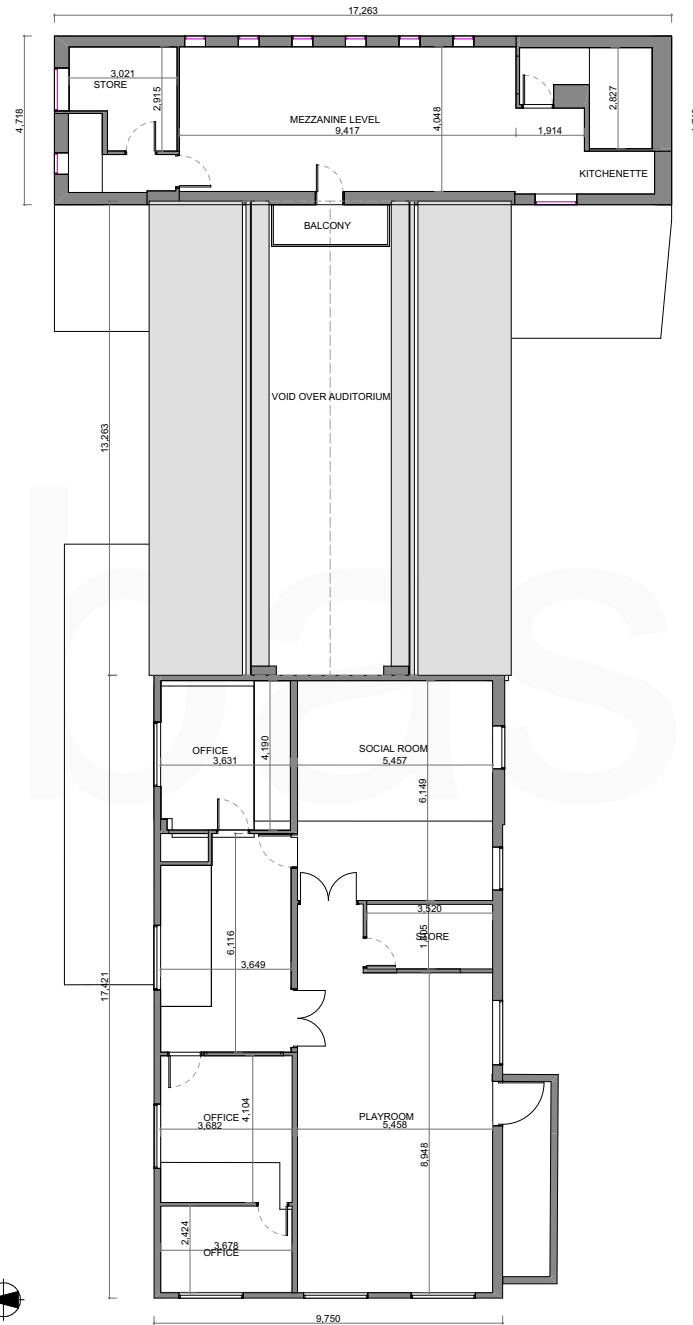
GROUND FLOOR



SCALE BAR 1:100



FIRST FLOOR



SCALE BAR 1:100



TENURE

The property is offered for sale with vacant possession.
The property is held under the ownership of Property Title Number SL168365.

PLANNING

Prospective purchasers should make their own enquiries.
The property has most recently been in use as a church with offices falling within Use Class F1 of the Town and Country Use Classes Order.

The property benefits from planning consent currently for conversion into a 22 bedroomed HMO under Planning Reference Number 22/05041/FUL. It would lend itself to a variety of uses subject to statutory consents.

SERVICES

Not tested at the time of inspection. Prospective purchasers should make their own enquiries.
Mains water, electricity, drainage and gas are understood to be connected to the property

RATES & EPC

We have made verbal enquiries to the local authority and we advised as follows:

RATEABLE VALUE	RATES PAYABLE	ENERGY RATING
TBC	TBC	D (77)

EPC

VAT

The property is understood not to be elected for VAT.

RIGHTS OF WAY, EASEMENT & WAYLEAVES

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the sales particulars or not.

TOWN & COUNTRY PLANNING

The land will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road widening or improvement schemes, land charges and statutory or provisional by-laws without any obligation on the vendor to specify them.

BOUNDARIES, ROADS AND FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and roads and neither the Vendor nor the Agent will be responsible for defining the ownership of boundary hedges or fences.

METHOD OF SALE

The property is offered for sale by public auction on Friday 29th November at 3pm at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.

PAYMENT OF DEPOSIT

The successful buyer of each lot will be required to pay a deposit of 10% of the purchase price (subject to a minimum of £1,000) to the vendors' solicitor prior to leaving the saleroom. Any deposit payments collected by Halls Holdings Limited will incur a 1% service charge.

PLEASE NOTE THAT WE DO NOT ACCEPT ANY FORM OF CASH DEPOSIT OR CREDIT CARDS.

GUIDE PRICE/RESERVE

£180,000 - £200,000 (One Hundred & Eighty Thousand Pounds to Two Hundred Thousand Pounds) (Exclusive)

* Guides are provided as an indication of each sellers minimum expectation they are not necessarily figures which a property will sell for and may change at any time prior to the auction.

Each property will be offered subject to a reserve [a figure below which the Auctioneer cannot sell the property during the auction] which we expect will be set within the Guide Range or no more than 10% above a single figure guide. The property is offered for sale by public auction on Friday 26th April at 3pm at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.

BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT of the "hammer price", subject to a minimum fee of £2,500 plus VAT (£3,000).

Please bring with you the means to pay both the deposit and the Buyers Premium.

MONEY LAUNDERING REGULATIONS

PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of identification documentation. One to confirm their name and residential address, i.e. utility bill or bank statement and one photo ID, i.e. passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

CONDITIONS OF SALE

Please note that the property is sold in accordance with the Common Auction Conditions [4th Edition March 2018] (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction.

The contract and special conditions of sale will not be read out by the auctioneers at the auction but will be available for inspection at the auctioneer's offices or the vendors solicitors for a period before the auction date.

Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

SOLICITOR

Edward Miller

Freeman Johnson Solicitors

01325 466 221

edward.miller@freemanjohnson.co.uk

LOCAL AUTHORITY


Shropshire Council,

Shirehall,

Abbey Foregate,

Shrewsbury,

SY2 6ND

 0345 678 9000



SHROPSHIRE COUNCIL WEBSITE

VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact :

Commercial Department



01743 450 700

commercialmarketing@halls.gb.com

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.