



**FOR SALE - 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



PRICE  
£195,000  
(EXCLUSIVE)

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OSWESTRY  
POPULATION  
**17,509**  
APPROXIMATELY  
2021 CENSUS



## 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.

## 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 to statutory consents and currently benefits from planning consent for conversion into a 22 bedrooomed 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.



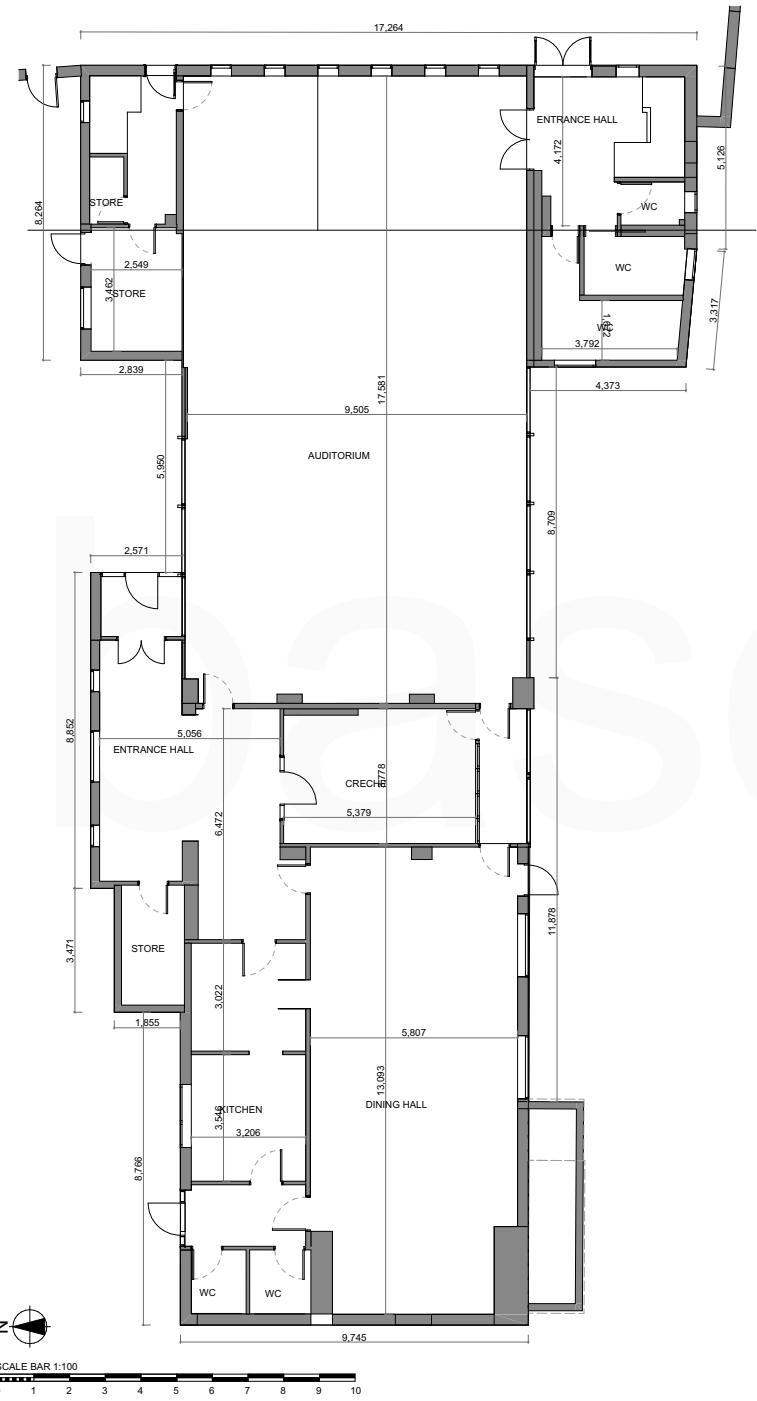
# ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

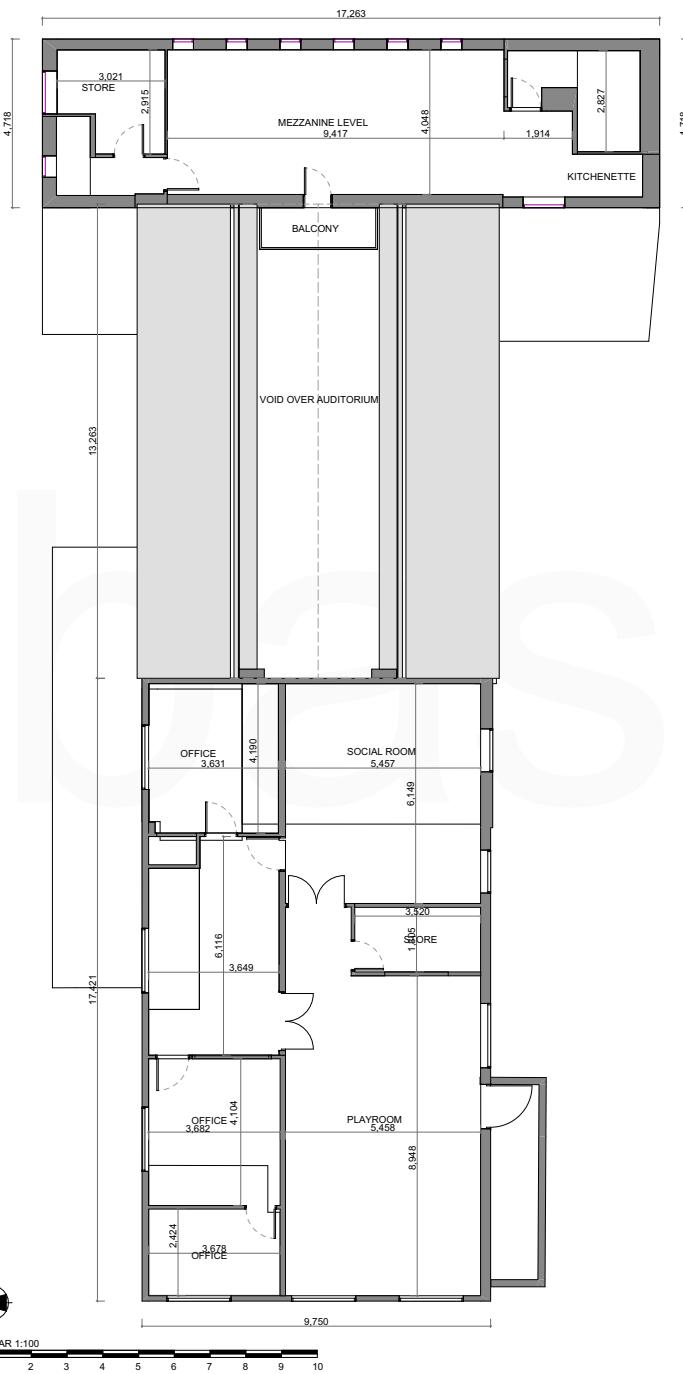
GROUND FLOOR	M SQ	SQ FT
Meeting Rooms		
Church		
Kitchen		
Welfare Facilities		
<b>TOTAL INTERNAL FLOOR AREA</b>	<b>390.50</b>	<b>4,204</b>
FIRST FLOOR		
Offices		
Meeting Rooms		
Stores		
<b>TOTAL INTERNAL FLOOR AREA</b>	<b>224.28</b>	<b>2,414</b>
SITE AREA	HECTARES	ACRES
<b>TOTAL SITE AREA</b>	<b>0.071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



## GROUND FLOOR



## FIRST FLOOR



## 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 is located in Shropshire Council.

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.

### PLANNING APPLICATION

## LEGAL COSTS

Each party to bear their own legal costs associated with the sale of the property.

## VAT

The property is understood not to be elected for VAT.

## 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

## PRICE

Offers in the region of £195,000 (Exclusive)

## 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

## 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@hallsgb.com](mailto:commercialmarketing@hallsgb.com)

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