

FOR SALE

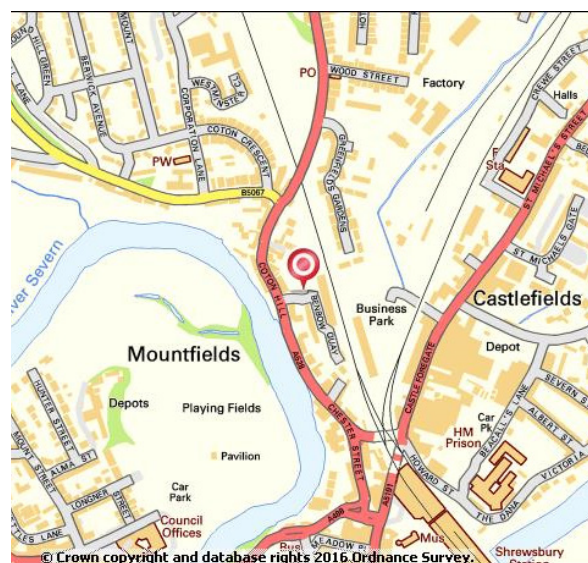
A PRIME DEVELOPMENT OPPORTUNITY
WITH PLANNING CONSENT FOR FIVE
RESIDENTIAL APARTMENTS BENEFITING
FROM OUTSTANDING RIVER VIEWS

Halls¹⁸⁴⁵
COMMERCIAL



FORMER CONGREGATIONAL CHURCH, COTON HILL, SHREWSBURY, SHROPSHIRE SY1 2DP

- Historic Building in sought after town of Shrewsbury
- Car parking for residential apartments
- Existing accommodation of 753 sq m (8105.2 sq ft) including lower ground floor/basement area
- Riverside views



Offers in the Region of £550,000 (Exclusive)

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01743 450 700

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Former Congregational Church, Coton Hill, Shrewsbury, Shropshire SY1 2DP

LOCATION

The property is located fronting onto Chester Street (A528) on the edge of the town centre of the picturesque town of Shrewsbury. The property benefits from views of the River Severn and the town centre.

Shrewsbury has a borough population of approximately 90,000 people and a substantial catchment population of circa 200,000 people. It is the county town of Shropshire and is an administrative and tourist centre with numerous historic listed properties.

DESCRIPTION

The property comprises a deconsecrated former chapel constructed in 1909, and was originally one of the congregational chapels built to serve the suburbs of Shrewsbury.

The property is of traditional brick construction and is arranged over basement, ground and first floors. The property is of striking appearance, the brick elevations incorporate significant stone detailing. The building has an Italianate style clock tower and will make a fantastic residential development.

The property currently provides total accommodation of approximately 753 sq m (8105.2 sq ft). Consent has been obtained for planning for its conversion to five apartments, including the construction of a further floor level over the existing property structure.

The property benefits from planning consent under planning reference number 17/05049/FUL for conversion into five residential apartments to include terraces and external fire escape with footbridge.

The property benefits from 7 car parking spaces with the adjacent car park accessed from Chester Street.

ACCOMMODATION AS EXISTING

(All measurements are approximate only)

Ground	346 sq m (3,724 sq ft)
First	207 sq m (2,228 sq ft)
Basement	200 sq m (2,152 sq ft)

PLANNING

The property is understood to benefit from an existing planning consent for A1 (Retail) use.

Planning consent has now been obtained under planning reference 17/05049/FUL for a fantastic residential conversion into 5 apartments. Further details are available from the Selling Agents by request.

Interested parties are advised to make their own enquiries to the local authority.

PRICE

Offers in the region of £550,000 (exclusive).

The property is understood to be currently elected for VAT.

TENURE

The freehold is offered with vacant possession with the benefit of the planning consent ref 17/05049/FUL. All intellectual information relating to the planning consent will pass to the purchaser at completion.

RATEABLE VALUE

Prospective purchasers to make their own enquiries.

Rateable Value	Rates Payable
£19,250	£9,240

EPC

The property is believed to be listed therefore an EPC is not necessary.

LEGAL COSTS

Each party is to be responsible for their own legal costs in respect of this transaction.

LOCAL AUTHORITY

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

FINANCIAL ACT 1989

All figures are quoted exclusive of VAT. Any intending Purchaser should satisfy themselves independently as to VAT in respect of any transaction. The property is elected for VAT.

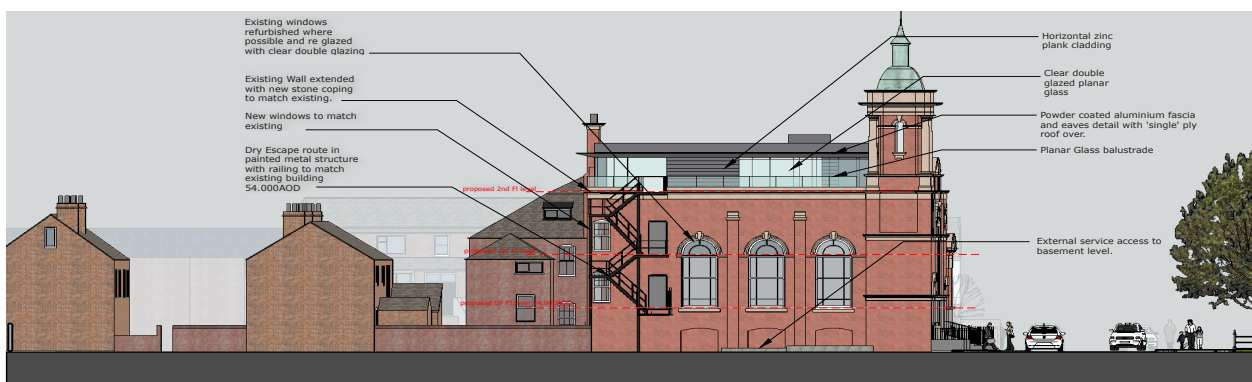


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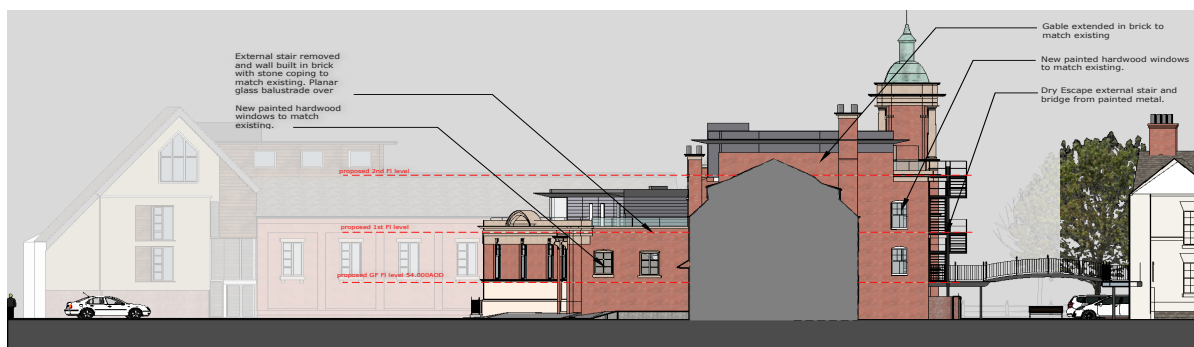
PROPOSED SOUTH WEST ELEVATION
NOTE: NEIGHBOURING BUILDINGS SHOWN ARE INDICATIVE



PROPOSED NORTH WEST ELEVATION
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VIEWING

Strictly by prior appointment with the sole agents.

James Evans

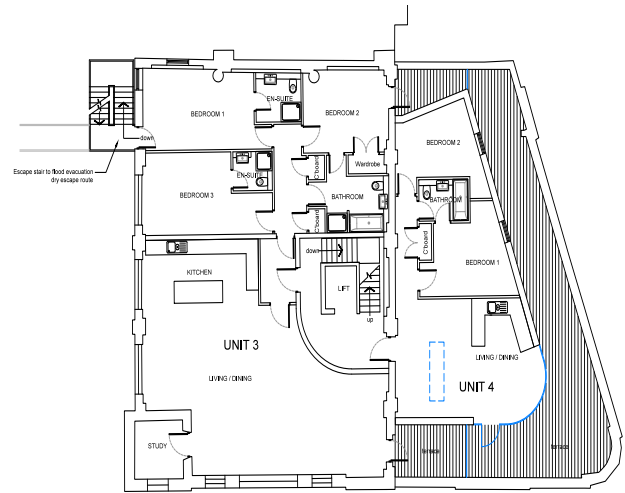
E: james.evans@halls.gb.com T: 01743 450700

Rebecca Welch

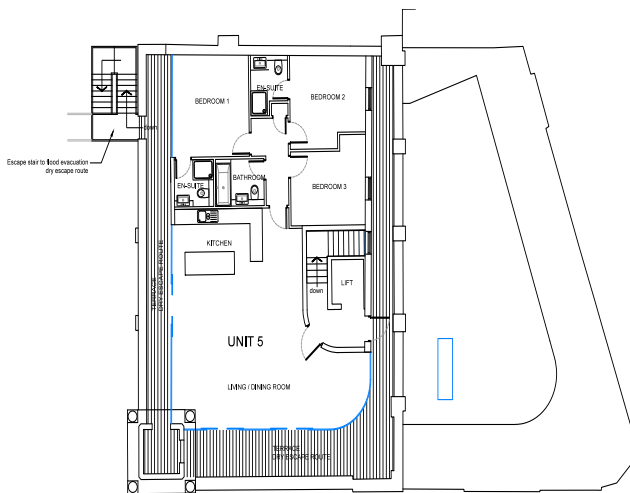
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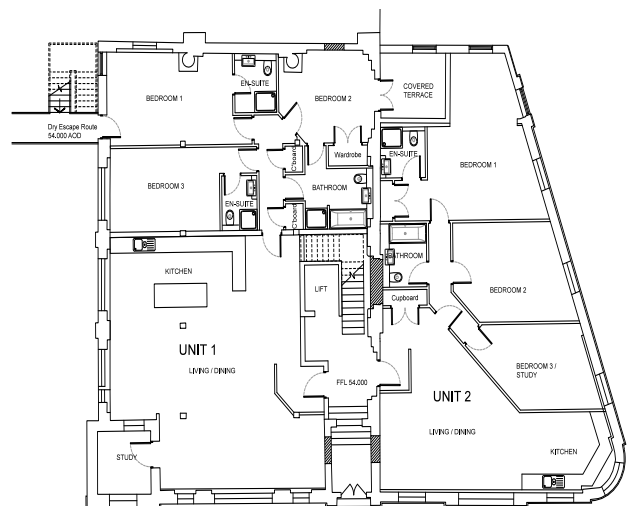
Former Congregational Church, Coton Hill, Shrewsbury, Shropshire SY1 2DP



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



James Evans
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Rebecca Welch
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property
professionalism
worldwide

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