



**FOR SALE**

**AUCTION GUIDE PRICE £30,000 - £40,000**

## Green Methodist Church Montgomery, SY15 6SY

**\*\*Auction Guide Price: £30,000 to £40,000\*\***

A most interesting semi-detached former Methodist church dating back to 1812. Constructed of solid brick under a pitched slate roof. Situated in a rural setting with lean-to store and small garden area.





- Semi-detached former church
- Rural position with views
- Lean-to store and garden area
- Potential for other uses subject to planning
- Electricity connected

## GENERAL REMARKS

Halls are favoured with instructions from The Trustees for Methodist Church Purposes, to offer Green Methodist Church for sale by public auction.

Green Methodist Church is an attractive former place of worship, being a semi-detached building constructed in 1862 of solid brick under a pitched slate roof with high ceilings, four long case windows and a lean-to store and garden space to one side. It has good road frontage and surrounded by a neighbouring garden and fields with views over the Camlad Valley

## SITUATION

The property is located on the B4385, midway between Bishops Castle and Montgomery, both of which are attractive towns with a good range of amenities. What3Words: admiringly.sparkles.returns

## ACCOMMODATION

This former Methodist church stands with road frontage with a grass strip to the front and a brick and iron railing fence to the brick porch. This opens into a large open space with timber floors and four long case windows and a high 4m ceiling. Overall dimensions are 7.5m x 5m.

Outside, to the right, is a timber and GI lean-to shed (4m x 3m) and beyond with gated access to the road is an unfenced, grassed area approximately 10m x 8m.

## SERVICES

We understand that mains electricity only, is connected.

## TENURE

The property is understood to be freehold tenure and vacant possession will be given on completion.

## LOCAL AUTHORITY

Shropshire Council, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 03456 789000.

## VENDORS SOLICITORS

Peter Stephens MFG Solicitors  
9 Corve Street, Ludlow, SY8 1DE  
Tel: 01584 873156 Email: peter.stephens@mfgsolicitors.com

## VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

## DIRECTIONS

From Bishops Castle take the B4385 Montgomery Road for about 2 miles and the Methodist church is found on the right attached to Green Cottage

## METHOD OF SALE

The Church will be offered for sale by Public Auction on Friday 12th July 2024 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 3pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

## CONTRACTS & SPECIAL CONDITIONS OF SALE

The Church will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers, or MFG Solicitors, 9 Corve Street, Ludlow, Shropshire, SY8 1DE, 01584 873156 (Mr Peter Stephens) prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

## BUYERS PREMIUM

Please note that the purchaser(s) of this land will be responsible for paying a Buyers Premium, in addition to the purchase price, which has been set at 2.5% of the purchase price, plus VAT or a minimum fee of £2500, plus VAT (£3000). This will apply if the land is sold before, at or after the Auction.

## GUIDE PRICE/RESERVE

\*\*\*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.

## MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

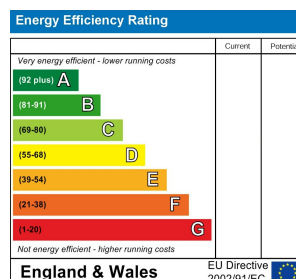
## \*IMPORTANT\* ANTI-MONEY LAUNDERING REQUIREMENTS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit [www.hallsgb.com/aml-requirements](http://www.hallsgb.com/aml-requirements).

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Rating



01588 638 755

**Bishops Castle Sales**

33b Church Street, Bishops Castle, Shropshire, SY9 5AD

E: [bishopscastle@hallsgb.com](mailto:bishopscastle@hallsgb.com)



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