



# **Residential Development Opportunity For Sale(May Let): St Marys Hall, St Marys Court**

St Marys Place | Shrewsbury | SY1 1EG







### Welcome to St Marys Hall - A Distinctive Town Centre Property with Outstanding Potential for Residential and Commercial Use

A substantial property full of character, located in the heart of Shrewsbury Town Centre. Until recently used as offices and a dance school, this unique building offers flexible accommodation, and it is understood that the property benefits from two parking spaces and a garage, further details upon request from the selling agents. The property would lend itself to a wide variety of commercial uses, subject to any necessary statutory consents.

Planning consent has been granted for the conversion into three appealing townhouses, providing a Total Gross Internal Floor Area of approximately 4,941 sq ft (459 sq m). Forming part of a charming and historic quarter within this thriving market town, the property represents a rare opportunity for developers, investors or owner-occupiers alike. Viewing is highly recommended. Offers in the region of £700,000 (exclusive).



# St Marys Hall

The property provides a substantial part two and part single storey property that has until recently been in use as offices and a dance school. The property is arranged to provide a Total Gross Internal Floor Area of approximately 4,941 ft sq (459 m sq) with a basement area. The property has wealth of features that can only be appreciated by undertaking a viewing of the property. The property is of traditional brick construction under a tiled roof cover. The property externally has a courtyard area at the front of the property, and it is understood that the property benefits from two parking spaces and a garage, further details upon request from the selling agents

Planning consent has been obtained for the conversion of the property into three outstanding town houses that offers the rare opportunity to acquire a residential development opportunity for developers or alternatively an outstanding residential development for a sole residential house. The planning consent is granted under Planning Reference Number 25/02561/PA3MA and can be referenced under the following planning link - <https://pa.shropshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>. Further details are available from the selling agents upon request. The property has outstanding potential that can only be appreciated upon undertaking an inspection of the property.

Under the residential planning consent that has been granted the properties would have the following areas;

## Unit 1

3 bedroomed- Total Gross Internal Floor Area – 142 m sq ( 1,529 ft sq)

Basement Area- Total Gross Internal Floor Area – 32 m sq ( 344 ft sq)

## Unit 2

3 bedroomed- Total Gross Internal Floor Area – 139 m sq (1,496 ft sq)

Courtyard Area- Total Gross Internal Floor Area- 18 m sq ( 194 ft sq)

## Unit 3

3 bedroomed- Total Gross Internal Floor Area – 178 m sq ( 1,916 ft sq)





# Location

Located in the heart of Shrewsbury, this property enjoys the benefits of the county town's strong economy and rich heritage. Shrewsbury serves as a key residential and commercial centre for Shropshire and mid-Wales, with a thriving service-based economy around 80% of local employment in administration, retail, hospitality and professional services.

## Key Location Highlights

- Excellent road connectivity via the A5 and A49 bypass, providing access to the M54 and wider West Midlands.
- Strong public transport links, with Shrewsbury railway station offering direct services across the West Midlands and Wales, and a central bus station serving surrounding areas.
- The town is a designated growth point, with major investment through the Shrewsbury Integrated Transport Package improving road, cycle and public transport links
- Ongoing development such as Shrewsbury Business Park, enhancing the town's profile as a hub for modern office, commercial and service industries.

The property fronts onto St Mary's Court in an attractive mixed-use quarter of Shrewsbury town centre, close to all amenities. St Mary's Place provides a pedestrian link between St Mary's Street and the Parade Shopping Centre, with both vehicular and pedestrian access. Situated in historic Shrewsbury, the location offers a character-rich environment with independent retailers, acclaimed dining and a picturesque riverside setting, complemented by notable period architecture, cultural attractions and a strong business community. The quality and setting can only truly be appreciated by inspection.



# Accommodation

## EXISTING -

**FLOOR -1** Total Gross Internal Floor Area | **30.7 m sq** ( 331 ft sq)

**FLOOR 0** Total Gross Internal Floor Area | **166.1 m sq** ( 1,788 ft sq)

**FLOOR 1** Total Gross Internal Floor Area | **194.9 m sq** ( 2,098 ft sq)

**COMBINED TOTAL GROSS INTERNAL FLOOR AREA** | **391.7 m sq** ( 4,217 ft sq)

## AS PROPOSED -

### UNIT 1

**3 BEDROOMED** Total Gross Internal Floor Area | **142 m sq** ( 1,529 ft sq)

**BASEMENT AREA** Total Gross Internal Floor Area | **32 m sq** ( 344 ft sq)

### UNIT 2

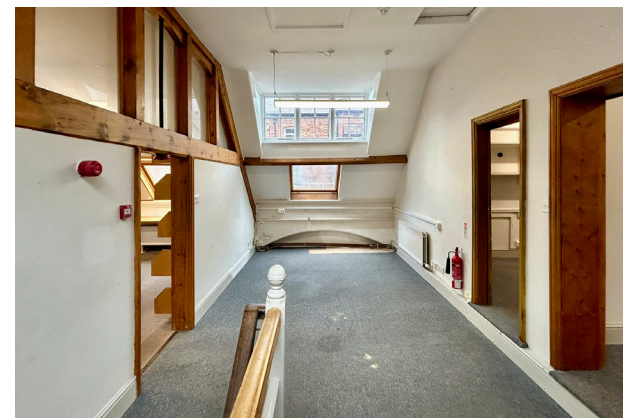
**3 BEDROOMED** Total Gross Internal Floor Area | **142 m sq** ( 1,529 ft sq)

**BASEMENT AREA** Total Gross Internal Floor Area | **32 m sq** ( 344 ft sq)

### UNIT 3

**3 BEDROOMED** Total Gross Internal Floor Area | **178 m sq** ( 1,916 ft sq)

*ALL MEASUREMENTS ARE APPROXIMATE*

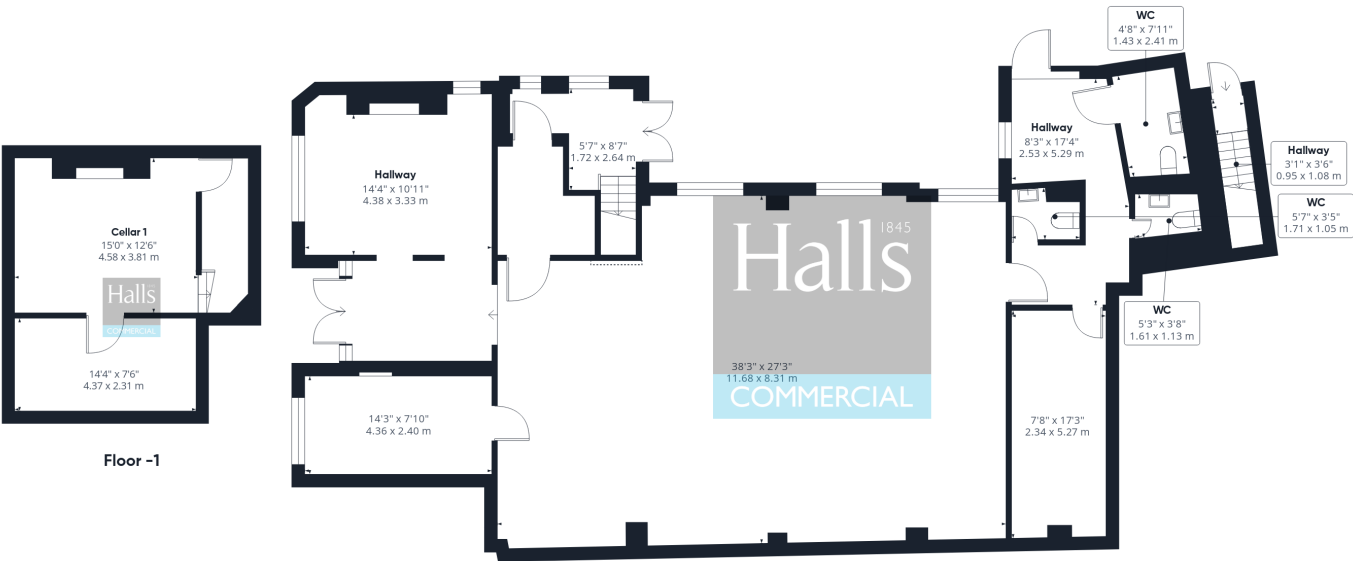








Floor Plan - Current



Floor -1

Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

4217 ft<sup>2</sup>

391.7 m<sup>2</sup>

Reduced headroom

105 ft<sup>2</sup>

9.8 m<sup>2</sup>

(1) Excluding balconies and terraces

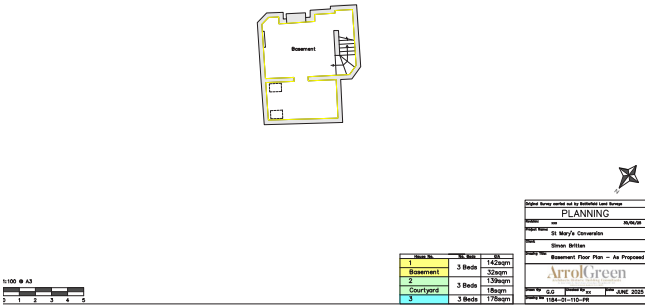
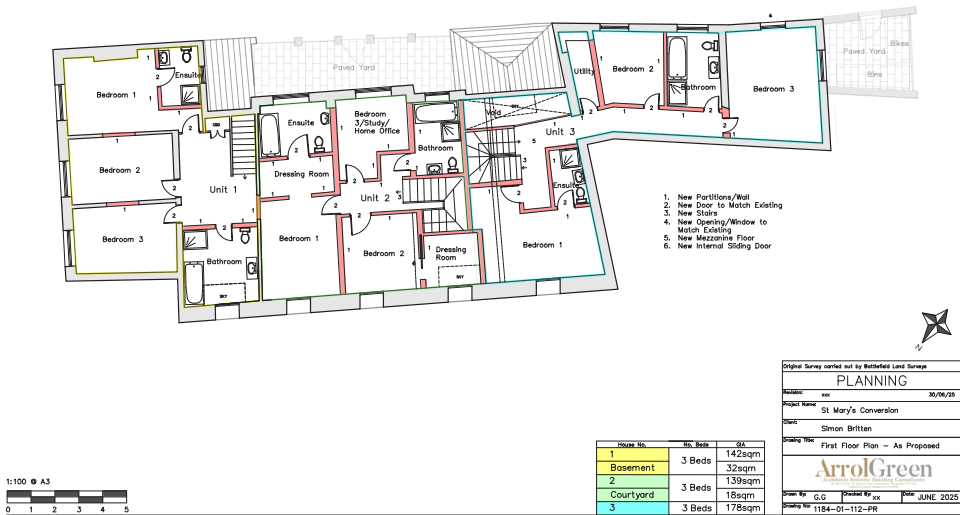
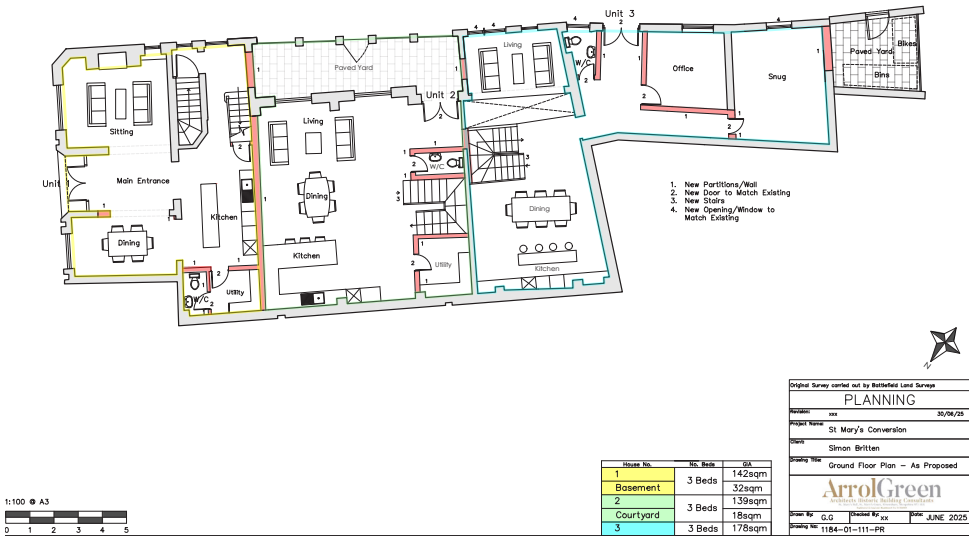
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor Plan - Proposed





# Key Details

## Rateable Value

Current Rateable Value = £18,250

## Price

Offers are invited in the region of **£700,000** (seven hundred thousand pounds) exclusive.

## VAT

The property is understood not to be elected for VAT.

## EPC

Current Rating = E

## Local Authority

Shropshire Council  
The Guildhall, Frankwell Quay  
Shrewsbury, SY3 8HQ



0345 678 9000



[SHROPSHIRE COUNCIL WEBSITE](#)

## Tenure

The property is offered for sale freehold with vacant possession. The property is held under Title Number SL224520.

## Services

(not tested at the time of inspection)

All Services are understood to be connected to the property. There are understood to currently be two electricity and gas supplies to the property.

## Planning

The property as existing is understood to benefit from planning consent for Use Class E of the Town and Country Use Classes Order. It would lend itself to a variety of potential commercial uses subject to statutory consents. Planning consent has been granted under Planning Reference Number 25/02561/PA3MA for the conversion of the property into three residential town houses.

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 over 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 over 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.





# Halls

Viewing is strictly by prior arrangement with the selling agents.  
For more information or to arrange a viewing please contact:

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Commercial Department

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✉️ commercialmarketing@halls.gb.com

## Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

