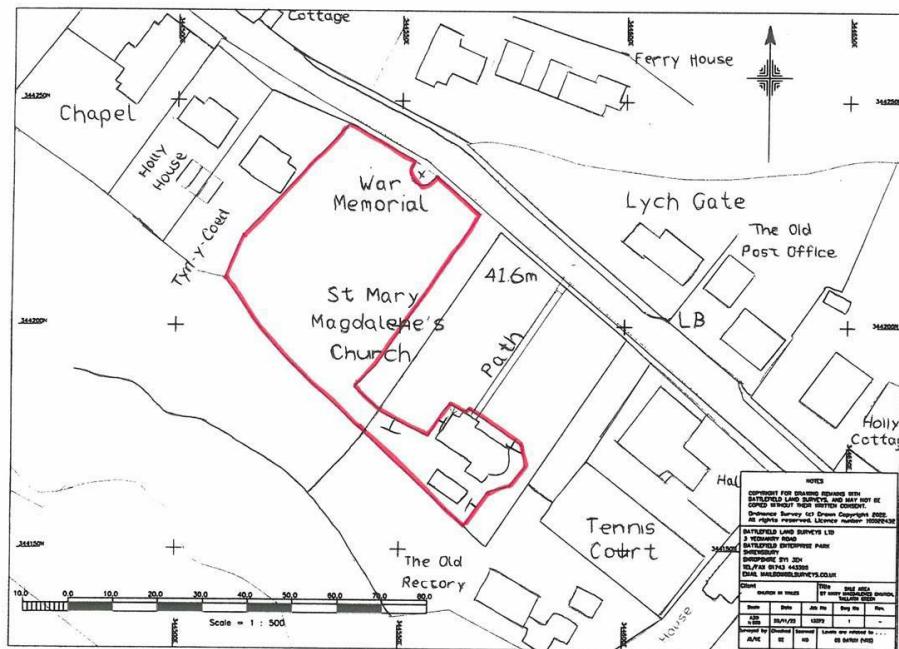


The Former Church of St Mary Magdalene, Tallarn Green, Malpas, Shropshire,
SY14 7LJ



FOR SALE

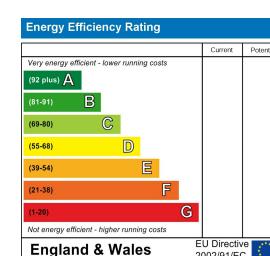
Guide Price £120,000

The Former Church of St Mary Magdalene, Tallarn Green, Malpas, Shropshire, SY14 7LJ

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



*****GUIDE PRICE £120,000 - £150,000*****

A stunning and substantial Grade II listed former Parish Church of great charm and character which retains numerous attractive and unusual original internal features which has immense potential for a range of alternative usages especially residential (subject to PP), with gardens and a separate grass paddock extending, in all, to approx 0.6 of an acre or thereabouts.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsrb.com



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Malpas (5 miles), Whitchurch (8 miles), Wrexham (9.5 miles) and Chester (16.5 miles)
(All distances approximate)



null Reception Room/s



null Bedroom/s



null Bath/Shower Room/s



- **Grade II Listed Church**
- **Immense potential (subject to PP)**
- **Numerous internal original features**
- **Oil fired central heating**
- **Adjacent potential garden area**
- **Separate Grass Paddock**
- **Extending, in all, to approx 0.6 of an acre**
- **Inspection essential**

DESCRIPTION

Halls are delighted with instructions from the Representative Body of the Church in Wales to offer St Mary Magdalene Church in Tallarn Green, near Malpas, for sale by Private Treaty.

The Church is believed to date back, originally, to 1872 with the clock tower being added in 1888. It is understood that RS Thomas, the famous ecclesiastical poet, was once Curate here.

The Church is an early Gothic style providing a simple undivided internal space including a Nave with steps up to a chancel and sanctuary. There is an arched timber internal roof with good head height making provision of a second floor possible. Interesting original fittings include a pulpit, a font, a magnificent pipe organ and choir stalls together with wonderful stained glass windows.

The Church therefore has immense potential for a variety of alternative usages (subject to PP) and with the interesting and unusual internal features and high head height it could be imaginatively converted into a most individual dwelling of great style.

A very unusual feature is the adjacent pasture paddock which has a separate access on to the council maintained road which would be ideal for gardens, a pony paddock for provision of a garage etc. The property extends in all, to approx 0.6 of an acre or thereabouts.

The sale of St Mary Magdalene Church, provides an unusual opportunity to purchase such an interesting, unusual and substantial Church in this very popular village.

An inspection is highly recommended.

SITUATION

The property is situated in the popular village of Tallarn Green which is approximately 5 miles from the sought after village of Malpas, which has an excellent range of local Shopping, Recreational and Educational facilities. The larger centres of Wrexham (9.5 miles), Chester (16.5 miles) and Shrewsbury (24 miles) are all within easy motoring distance, and all have a more comprehensive range of amenities of all kinds.

DIRECTIONS

what3words: educated.nervy.sputred

SERVICES

We understand that the Church has the benefit of mains water and electricity. There is an oil fired central heating system. We understand that drainage is to a private system. However, interested parties are advised to verify all information regarding services for themselves.

TENURE & POSSESSION

We understand that the church is of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

VIEWINGS

Strictly by prior appointment through Halls, the sole selling agent, The Square, Ellesmere, Shropshire. Tel: 01991 622602.

TOWN & COUNTRY PLANNING

The property notwithstanding any description contained within these particulars of sale, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice, which may or may come to be in force and also subject to any Statutory Provision or Bye-Law, without obligation on the part of the vendor to specify.

OVERAGE CLAUSE

The purchaser will be required to enter into an overage agreement and to pay the vendor 30% of the increase in value should planning permission be obtained for development of the associated paddock land and grounds within the next 25 years.

The purchaser will be responsible for meeting surveyors and solicitors' fees or any other reasonable costs incurred as a result of any variation, licence or contract relating to any of the above conditions.

PURCHASER'S COVENANTS

The property is shown edged red on the plan and must not be used for:

- Manufacture, distribution or sale of alcohol.
- Religious use.
- Immoral, sacrilegious, offensive or noisy purposes; use for the occult or psychic mediums; use as a club or any use which may cause nuisance or annoyance to the vendor or the use of any retained land where present; weddings.

The property must cease to be called St Mary's Church and must not be called by any name that is associated with its use as a church or the dedication 'Mary Magdalene'.

The purchaser must agree:

- Not to interfere with the use of the retained churchyard, or to interfere with any legitimate visitors. It shall be the vendor's decision as to who is a legitimate visitor. (Access to any retained churchyard is not permitted except where there is a right of way granted or a licence for access to maintain has been granted).
- Not to permit any animals onto any retained churchyard, where present, and to ensure that dogs or other animals in the ownership of the purchaser or anyone associated with the purchaser are secured such that visitors to graves are not frightened or intimidated.
- Where there is retained land, not to alter or demolish the property without the written permission of the vendor and if agreed to acquire all appropriate permissions and consents including those required under local or national legislation, statutory instruments or policies. The purchaser must copy full details of any planning or listed building application to the vendor at the time such an application is submitted.
- Where the building is listed, to give the vendor notice of any listed building consent application to remove where present any stained glass, fonts, altars, organs, bells, wall memorials or plaques from the property and to forward a copy of the decision notice upon receipt. If permission is granted, the items must be offered to the vendor who must be given three months from the date of removal to respond and collect the items.

If the property is sold to another party (the acquiring party), the purchaser will enter into a contract with the acquiring party and the Representative Body to the effect that the acquiring party will accept and uphold the covenants contained in the original conveyance and incorporate the same clause in the terms of any contract with any successive purchaser.

The purchaser will be responsible for meeting surveyors and solicitors' fees or any other reasonable costs incurred as a result of any variation, licence or contract relating to any of the above conditions.

The vendor is an institutional landowner which applies covenants to its former churches as a matter of policy. For further details as to the covenants on the property and their operation interested buyers must review the legal pack.

ADDITIONAL COVENANTS - CHURCH

The vendor grants the purchaser:

- The right to enter onto the retained churchyard upon giving reasonable notice for the purpose of inspecting, maintaining and repairing the property. The purchaser must agree to obtain permission from the vendor to erect scaffolding on the retained churchyard.
- The right to lay, inspect and maintain services in such locations as are to be agreed in advance and subject to Church in Wales faculty permission being obtained by the purchaser. The purchaser must agree to adhere to the Church in Wales' faculty regulations under the control of the Diocesan Court and to be bound by its decision or any decision of an appeal court.

BOUNDARY

The purchaser must agree:

- To erect and thereafter maintain a wall, fence or hedge along the boundaries marked with a T between the sold and retained land to a specification to be agreed in writing with the vendor and subject to necessary statutory approvals.

CHURCH IN WALES CHARITY STATEMENT

As a registered charity (registered charity number: 1142813) our client is required to obtain best value in all disposals of property in line with the provisions of the Charities Act 2011 and to ensure that terms are endorsed by a chartered surveyor as being in accordance with the Act.

BUYERS PREMIUM

Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium on signing the contract, in addition to the purchase price, which has been set at 2% of the purchase price, plus VAT, with a minimum of £1950, plus VAT (£2340).