



Upper Maescoed Methodist Church, Newton St. Margarets,
Herefordshire HR2 0QQ



Sunderlands
Residential Rural Commercial



**Upper Maescoed Church,
Newton St. Margarets,
Herefordshire
HR2 0QQ**

Upon the kind instructions of the
Shropshire & Marches
Methodist Circuit

**For Sale by Formal Tender on
Thursday 1st November 2018**

Offers to be received at the Agents'
Offices in Hereford by 12 noon

**The successful Tender is
legally binding**

Tender Guide: £125,000 - £150,000

Description:

A redundant freehold Methodist Church situated in the heart of the Golden Valley with lovely views over open countryside.

The Property:

The property comprises the original Church built in 1924 together with a more modern extension attached to the rear with kitchen and toilet facilities. The ceiling heights in the two parts of the building are approximately 4 metres and 2.6 metres.

The Church is surrounded by its own gardens and grounds, laid to lawn behind mature hedging. The rear property takes advantage of fine views over open countryside to the hills beyond.

Planning:

A Pre Planning Application was made to Herefordshire Council on 23rd May 2018 for the conversion of the Church to a residential dwelling. The Application has received a favourable reply which states that the information provided in the Pre-Planning Application would be supported as it meets the Council's Planning Policy. A full Application would need to be submitted to Herefordshire Council for formal consideration and Planning Permission.

A copy of the Council's letter and associated documentation are available from the Agents' Office and website.

Planning Permission for conversion would be as per the attached plans, however, we confirm this is only an Outline scheme and full Planning Permission has not been sought, therefore the proposed purchaser will need to submit their own definitive plans to Herefordshire Council.

Grave Stones:

To the best of our knowledge, there are no grave stones contained within the curtilage of the property.

Services:

Mains electricity and water.

Mode of Sale:

The Church is available for sale by **Formal Tender**. A copy of the contract and associated documentation is available by using this link; www.mfgsolicitors.com/site/auction-packs/upper-maescoed-methodist-church

Prospective purchasers should carry out their own enquiries to Herefordshire Council and other Authorities before making an offer for the Church.

The contract and Connected Persons Certificate should be signed by the proposed purchaser(s) stating the proposed purchase price and should include a deposit cheque of 10% of the purchase price. To be received at the **Agents Office** by **Thursday 1st November 2018 at 12 noon**.

The deposit cheque should be made payable to 'MFG Solicitors LLP'.

At the time of submitting an offer all prospective purchasers should submit a cheque for the sum of 10% of their offer and all unsuccessful bidders will have their deposit cheque returned to them and unsuccessful contracts and documentation will be destroyed.

The owners will then confirm which, (if any), proposed offer to purchase is acceptable to them, the Solicitors will then immediately effect an exchange Contracts with a completion date of 13th December 2018 (or earlier by mutual agreement).

The Tender is legally binding. No further negotiations will be entered into after the Tender closing date.

Special Conditions:

Special conditions apply in the Contract if the purchaser is a "connected person" for purposes of sections 117(2) and 118 of the Charities Act 2011.

Vendor's Solicitors:

MFG Solicitors, 9 Corve Street, Ludlow, SY8 1DE.
01584 873156. FAO- Mr Peter Stephens.



Viewing:

The Church will be available to view at the following times **only**:

Wednesday 3rd October at 12 noon

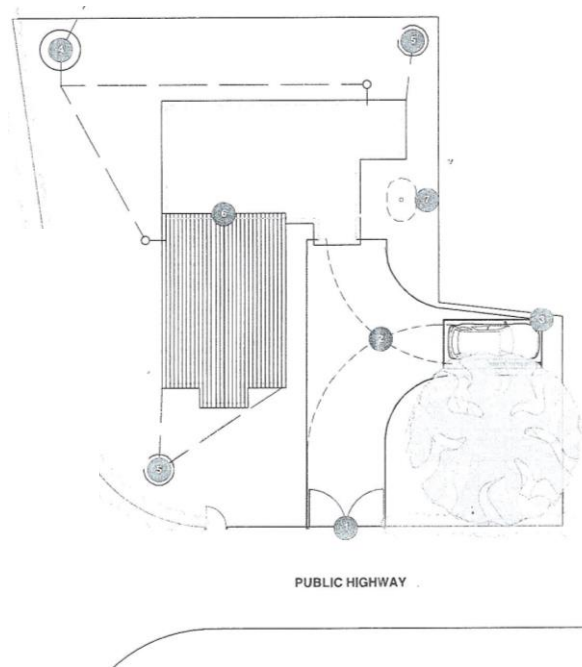
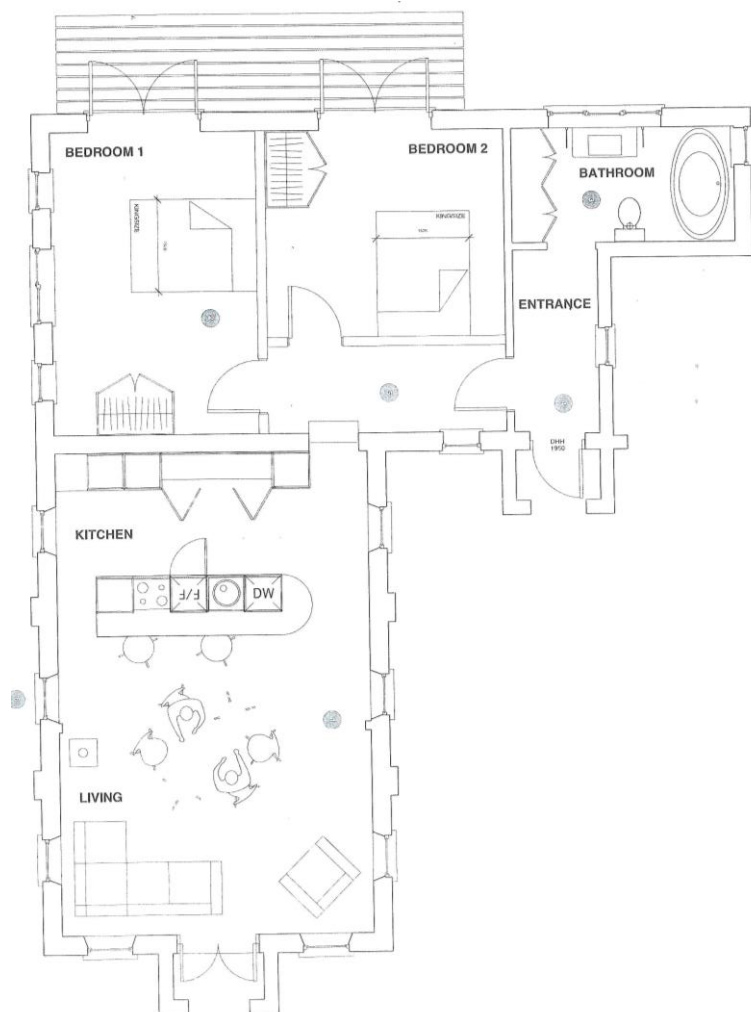
Saturday 13th October at 11 am

Friday 19th October at 4 pm

With the exception of the above times, no other viewings will take place.

Directions:

Turn off the B4348 (Hereford/Hay Road) signposted Vowchurch. Continue for 2.7 miles whereupon the Church will be located on the left hand side of the road as denoted by the Agent's For Sale board.



Sunderlands

Hereford Branch

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.