

**FOR  
SALE**

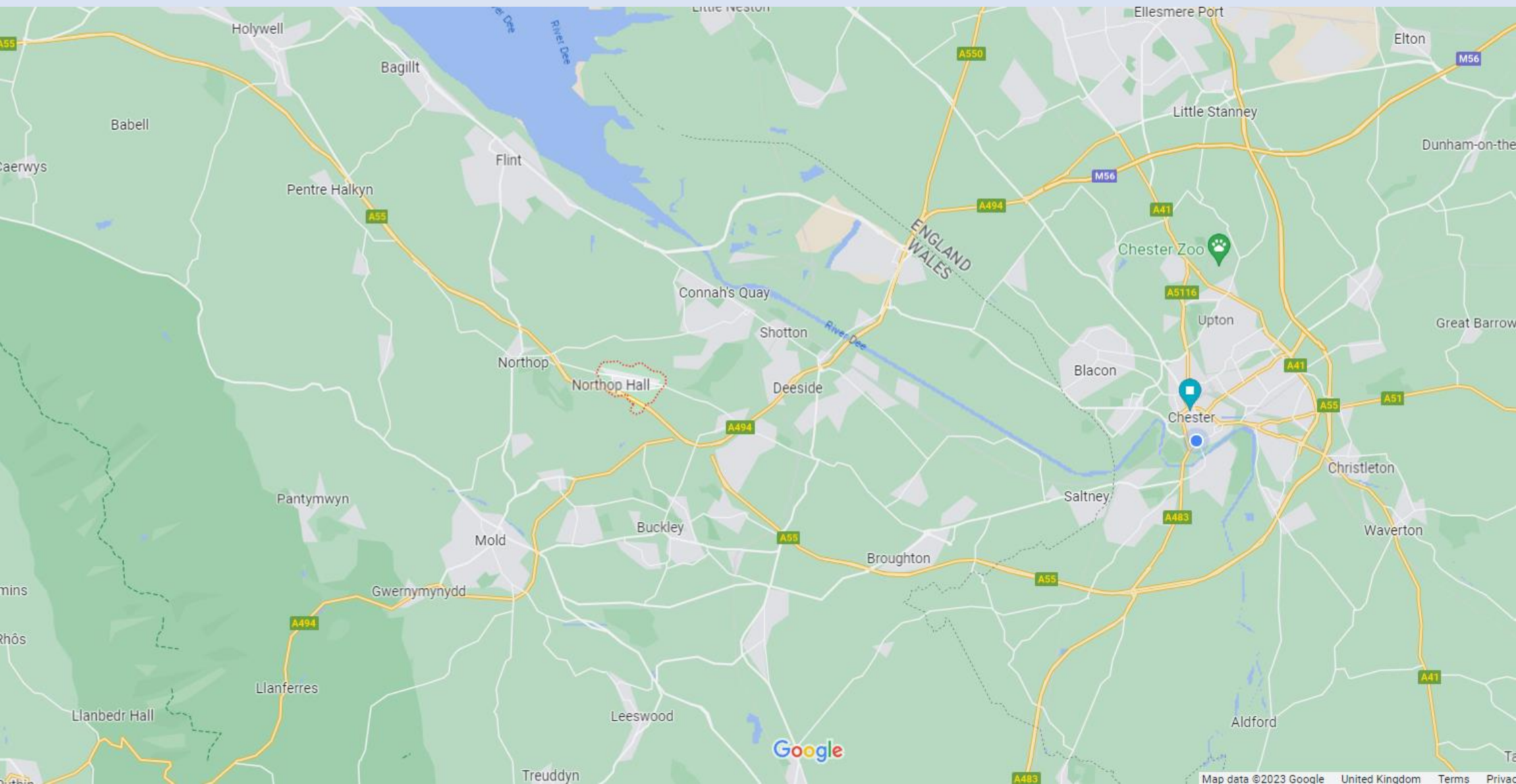
# **FORMER CHURCH OF ST MARY NORTHOP HALL, MOLD, CH7 6HT**

- Freehold, prominent location within Northop Hall, Mold**
- **Significant Redevelopment Opportunity**
  - **Not Listed**
  - **Suitable for conversion in a single dwelling or multiple dwelling or multiple dwellings/alternative uses, subject to necessary consent**
  - **0.52 acres**



## LOCATION

The property is located in Northop Hall. Northop Hall is a large village community near Mold, Flintshire, Wales, located in the east of Northop, near the A55 North Wales Expressway. The village is largely residential in character and is home to some 2,000 people.









## DESCRIPTION

The church was built in 1910 in Neo- Norman style construction with slate multi pitched roof.

The Church benefits from having surrounding grounds which have never been used as a graveyard.

Internally this property presents well and is set out in a standard church style plan, consisting of nave, plus vestry with bell tower and access to the bell tower.

Internally the property has herringbone woodblock flooring throughout the main body of the church.

The property has mains gas, electricity and water connections and is heated by a gas central heating system.

## ACCOMMODATION/AREAS

The property extends to **312 sq m (3358 sq ft)** including the bell tower at 34 sq m.

## TENURE

The property is held freehold under Title No: CYM375778.

## TERMS

The freeholder interest in the property is placed on the market with vacant possession, with a guide price of £250,000. Please note that our client is seeking conditions on the sale as to the redevelopment of the property.

## TENDER PROCESS

Interested parties will be advised to email their best and final offers no later than Friday 8<sup>th</sup> September

Further information can be provided by the Agents.

## SERVICES

The systems have not been operational for several years and interested parties need to make their own investigations into their condition.

## VAT

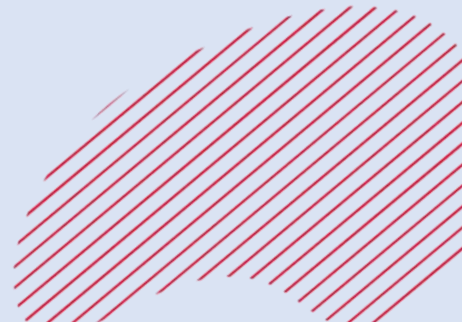
All prices quoted are exclusive of but may be liable to Value Added Tax.

## LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.



## **Freehold Sale of Former St Mary's Church – 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 'St Mary'.

The purchaser must agree:

- Where the building is unlisted, to give the vendor notice of any proposal to remove where present any stained glass, fonts, altars, organs, bells, wall memorials or plaques from the property. 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.
- Not to demolish the current building but to seek consent from the Local Authority to convert it to an alternative use.

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 clauses 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.

*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. The quoted asking price is a guide and interested parties should submit the best offer they are prepared to make. In accordance with our client's charitable status, the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.*





**0.52 Acres**  
**0.21 HA**



## AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## VIEWING

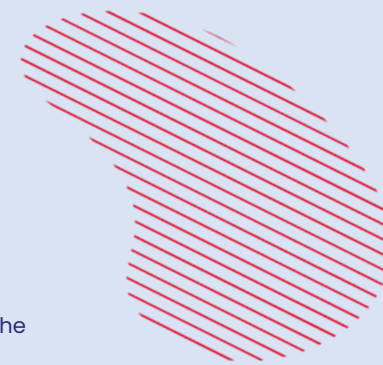
Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



**Robbie Clarke**

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**SUBJECT TO CONTRACT**



## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

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**[www.bacommercial.com](http://www.bacommercial.com)**