Former Christ Church, Harley Road, Cressage
Shrewsbury SY5 6DF

BRUTON KNOWLES



For Sale | Code 12526

brutonknowles.co.uk

Former Christ Church, Harley Road, Cressage

Shrewsbury SY5 6DF Guide Price £70,000 Expressions of Interest

An interesting opportunity to acquire a former Grade II Listed Victorian Church located in the popular village of Cressage near Shrewsbury.

Introduction

Bruton Knowles are delighted to receive kind instructions to offer for sale the former Christ Church, Cressage, strategically located between Shrewsbury and Telford.

The former Christ Church Cressage offers great potential for conversion to alternative uses. Suitable uses may include place of worship for other Christian bodies, community facilities, arts and crafts, music or drama centre, museum, sports, antiques centre, storage, office or light industrial and housing subject to planning. Prospective purchasers should satisfy themselves that their intended use will meet statutory planning requirements. Offers are invited for the Freehold as a Whole.

Description

The church is accessed on foot from the A458 or from timber steps to the south from the Church Grange housing development where 2 allocated car parking spaces are located.

The property is a Grade II Listed early Victorian single storey church dating from around 1841. The building has a single-cell Nave/Chancel with East Sanctuary (having an external Store on its north side), a Lobby, Vestry and Store with a first floor organ gallery above. At the west end is an integral bell tower with bell chamber containing 9 bells.

Outside there is a Basement Boiler room containing a redundant boiler and associated pipework.



Construction is sandstone ashlar walls under a pitched plain clay tile roof, with a bell tower roofed in flat lead covering. The windows are mainly plain glass leaded lights excepting the stained glass to the east window. The vendors are selling the church building; a strip around the building wide enough to allow scaffolding to be erected etc., the path from the main road to the front door; and the path from the front door to and including the steps up to the car park, and the two car parking spaces.

Location

The church is located in the village of Cressage which is on the main A458 Shrewsbury to Bridgnorth road. The village has a primary school, village hall, village shop, social club and a medical practice.

The property is located approximately 7.3 miles to the southwest of Telford and 11 miles southeast of Shrewsbury by road. The Ironbridge Gorge World Heritage Site complex of museums lies about 7 miles east of the property, was recently taken over by The National Trust, and is a significant tourism draw.

Accommodation (GIA Approx. Area)

Area	Sq. Ft	Sq. M
Church	1,875	174.26

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Fixtures and Fittings

The vendors reserve the right to remove any of the stained-glass windows, pews, the pulpit and other furnishings prior to completion (subject to listed building consent where appropriate).

The vendors also reserve the right to remove the wall-mounted memorials prior to completion, together with the other contents in the church.

Services

We understand that the property currently benefits from electricity. No tests have been carried out in this regard.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Viewings

Strictly by appointment only. Please call Bruton Knowles on 01568 610007 to arrange an appointment.

Local Authority

Shropshire Council

EPC

We believe that the building is exempt from the requirement for an EPC as it is a place of worship.

Subject to Contract – November 2026

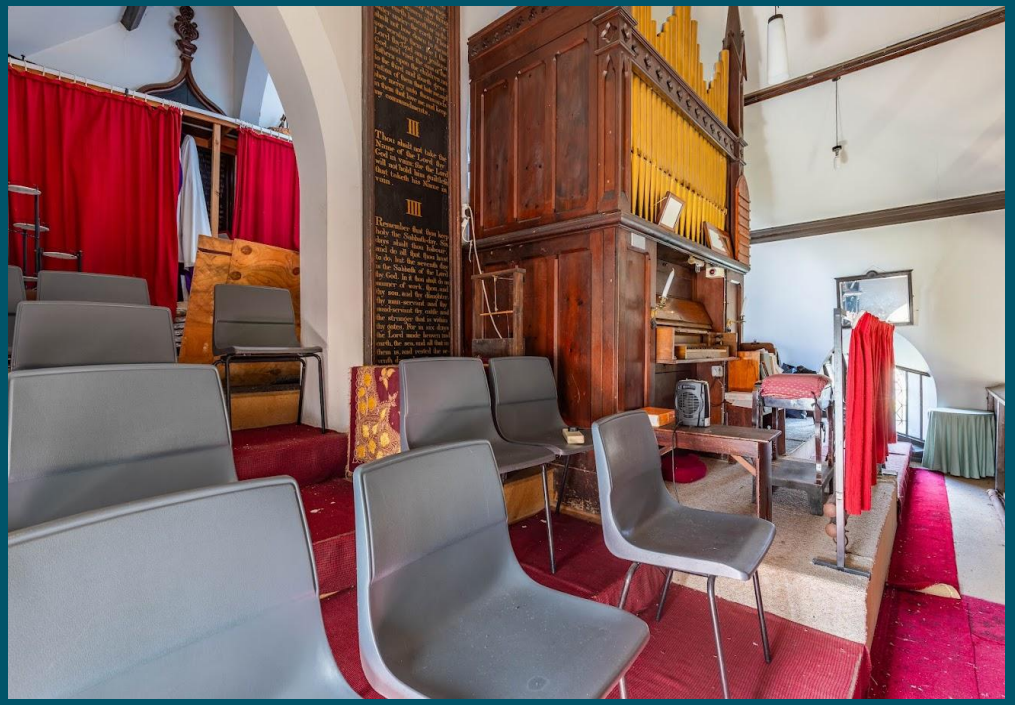
IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared and Photographs taken **November 2026**







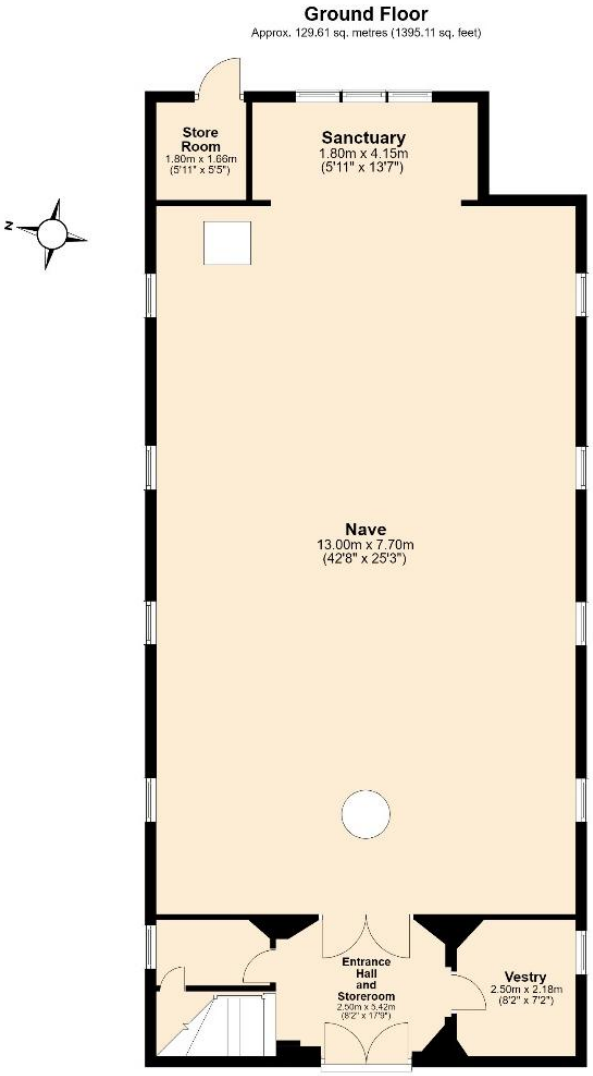


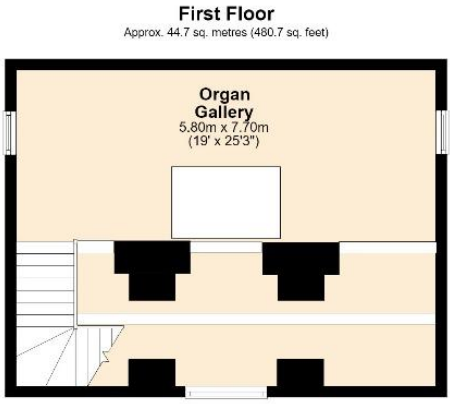


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Legal and General Note

(1) All offers received will be referred to the Diocesan Mission and Pastoral Committee (DMPC). While the DMPC does not have a power of disposal, it will make a recommendation to the Church Commissioners who have power under the Mission and Pastoral Measure 2011 to prepare and issue a draft pastoral (church buildings disposal) scheme authorising the new use and disposal of the property.

(2) In the event of that scheme becoming effective the Commissioners will be empowered to sell the property for the authorised use when the remaining statutory requirements are completed. The scheme will also free the property from the legal effects of consecration.

(3) Until the scheme has been completed the Commissioners will not be in a position to proceed to contract.

Conditions

Prospective purchasers are invited to submit offers, subject to the following rules and stipulations:-

(1) Offers must be accompanied by sketch plans (which need not be detailed at this stage, but which should outline the applicant's proposals) and written details of the proposed use of the property.

(2) The Vendors do not bind themselves to accept the highest or any offer.

(3) The offer must state clearly the price which the applicant is prepared to offer for the property and must be unconditional save for the condition that planning permission [and listed building consent] be granted.

Conditional acceptance of an offer will be subject to:

(a) Completion by the Church Commissioners of a pastoral (church buildings disposal) scheme authorising the new use and disposal of the property.

(b) Approval by the Church Commissioners of detailed plans and specifications of any proposed architectural or structural alterations following consultation with their expert advisers.

(c) Compliance with the statutory requirements where human remains are present and the disposal of any tombstones, monument and memorials.

Covenants

Covenants will be included when disposing of the property. These are designed primarily to:

- ensure the property is used for authorised purposes only.
- prevent unauthorised alterations or demolition.
- protect against disturbance of any human remains, tombstones, monuments or memorials
- reassure local people and allow public access to tend or visit any graves at agreed times.

A set of standard covenants is enclosed/available from the Agent. These may in some cases be adapted to take into account particular circumstances.

Note

The building is positioned within the graveyard around it which is not being used for burials but has not been formally closed and has the memorials in place. The southern part of the graveyard is still in use for burials and will not be included in the sale. It may be possible to include an additional part of the old churchyard by negotiation and subject to local consultation.

Terms

Expressions of Interest are invited for the site as a whole. The Guide Price - £70,000. All 'Expressions of Interest' are to be submitted to Geoff Coster at **geoff.coster@brutonknowles.co.uk** and be received by **15th January 2027**.

Additional Information

These particulars are to be accompanied by the Guidance Note on new uses for closed church buildings.

Legal Information

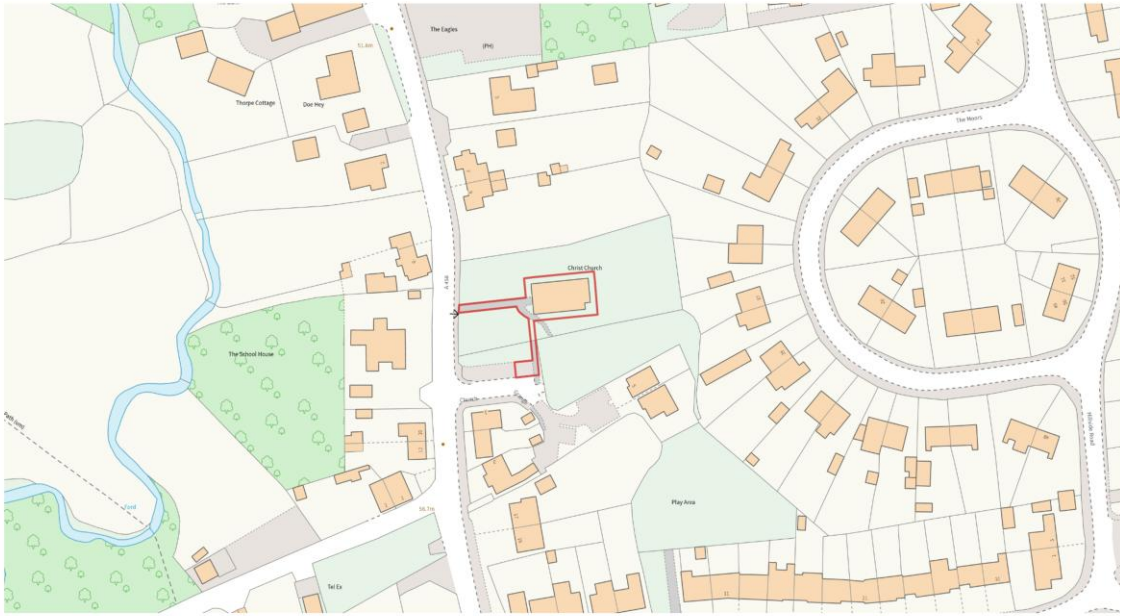
The property is offered freehold with vacant possession. Each party is to incur their own legal fees in this transaction.

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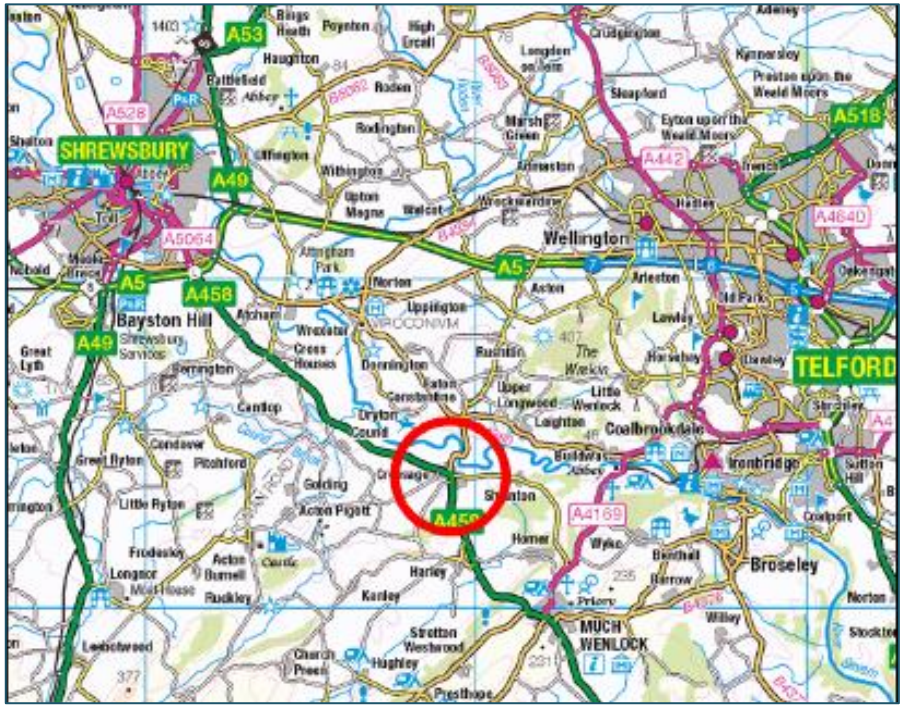
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Land App



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Not to Scale

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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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