

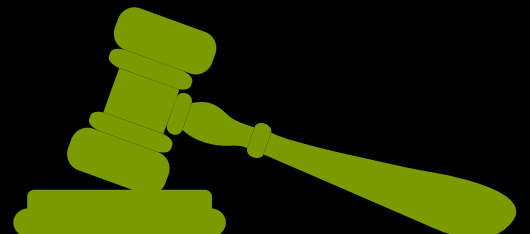


Halls¹⁸⁴⁵

Collective Property & Land Auction

Friday 24th July 2026 at 2pm

Halls Holdings House, Bowmen Way, Battlefield,
Shrewsbury, Shropshire, SY4 3DR





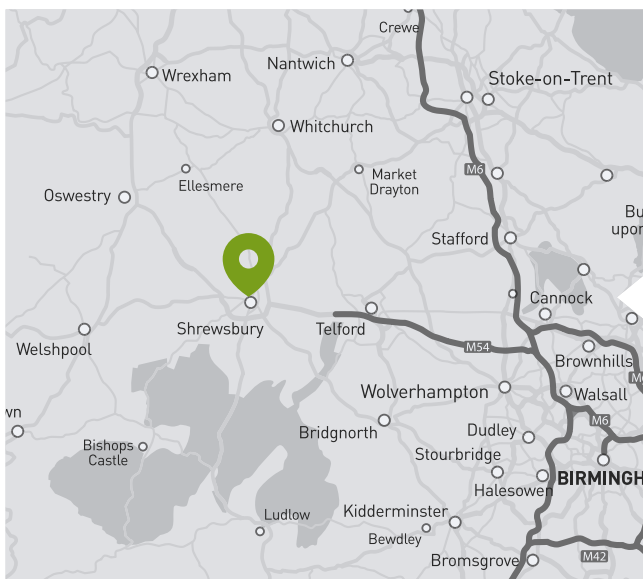
About Halls

Halls are one of the oldest and most respected independent firms of Estate Agents, Chartered Surveyors, Auctioneers and Valuers, with offices covering Shropshire, Worcestershire, Mid-Wales, the West Midlands and neighbouring counties.

The company was founded in 1845 in the county town of Shrewsbury under the name of Hall, Wateridge and Owen. The present company trades as 'Halls' and still offers a traditional and professional service, now using the latest in computerised technology whilst retaining the personal touch.

Our objectives have always been to remain as diverse as possible and we are justifiably proud of the strength and diversity of our professional departments, ranging from Agricultural to Fine Art and Residential to Commercial.

Our real strength lies in the experience and expertise of our directors and staff, who are always keen to offer professional advice on all aspects of Sales and Marketing.



Venue / Directions

Our Property Auction will be held at our purpose built salerooms in Battlefield, Shrewsbury. There is a large car park on site.

Halls Holdings House is situated on the outskirts of Shrewsbury. You can access from the West via the A5 bypass following signs for Harlescott and Whitchurch. Continue on the A49 until you reach the Battlefield island and take the 3rd exit for Whitchurch / A49. At the first island turn right and the car park is on the right hand side.

From the M54 Westbound continue on A5 until you reach Preston Island, take the 2nd exit for Harlescott and Whitchurch, continue on the A49 until you reach the Battlefield island and take the 3rd exit for Whitchurch / A49. At the first island turn right and the car park is on the right hand side.

For satellite navigation purposes the postcode is SY4 3DR.



2026

Collective Property & Land Auctions

We hold regular Collective Property & Land Auctions throughout the year. Our 2026 auctions will be held on:

- 🔨 Friday 27th February
- 🔨 Friday 1st May
- 🔨 Friday 24th July
- 🔨 Friday 25th September
- 🔨 Friday 27th November

Entries are now being taken...

Do you own property or land suitable for sale by Public Auction?
Determine its auction potential by consulting with our team of
experienced and knowledgeable valuers.

Contact your local Halls office today to book your **FREE**,
no obligation, Auction Appraisal.



➡ www.hallsgb.com



ANTI-MONEY LAUNDERING REGULATIONS

Anti-money laundering regulations and legislation came into effect in June 2017. Halls are legally required to verify the identity and address of everyone who offers, bids or buys at auction, regardless of any current or past relationship with Halls. Any person intending to bid will be required to produce one item from both list 'A' and list 'B' below, prior to the auction or any purchase.

PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION

List A - Proof of Name

- ✓ A valid passport
- ✓ Current UK or EEA photocard driving licence
- ✓ Original UK birth certificate issued within 12 months of the date of birth in full form (including those issued by UK authorities overseas such as Embassies High Commissions and HM Forces)
- ✓ EEA member state identity card
- ✓ Full old style driving licence (UK)
- ✓ Photographic registration cards for self-employed individuals in the construction industry (CIS4)
- ✓ National identity card bearing a photograph of the applicant
- ✓ Firearms or shotgun certificate
- ✓ Residence permit issued by the Home Office to EEA nationals on sight of own country passport
- ✓ Benefit book or original notification letter from Benefits Agency

List B - Proof of Residence

- ✓ Current UK driving licence (unless used as proof of identification)
- ✓ A council tax bill for the current council tax year
- ✓ Electoral register entry OR NHS medical card or letter of confirmation from GP's practice of registration with the surgery
- ✓ Bank, building society or credit union statement dated in last 3 months (transactions can be redacted)
- ✓ Original mortgage statement from a recognised lender dated within last year
- ✓ Solicitor's letter confirming recent property purchase (last 3 months) or land registry confirmation of address
- ✓ Council or housing association rent card or tenancy agreement for the current year
- ✓ HMRC self-assessment letters or tax demand dated within the current financial year

You will be able to have your two forms of identification verified using one of the following options:

Option One: Register with your original documents at the auction. **Registration to bid will commence at 1pm.** Late comers run the risk of not being able to bid at the auction if they are not registered in time. We recommend that you register prior to the sale day, by contacting Halls on 01743 450700.

Option Two: Solicitors, banks, accountants or other professional bodies are able to certify ID

Option Three: The post office can verify up to three forms of ID for a charge

If you plan to bid in the auction room, you must bring both items with you on the day to show our team when you register. If bidding on behalf of a company, you will also need to show a copy of the Certificate of Incorporation, a list of directors and a letter of authority on company letterhead, signed by a company director prior to signing the contract.

Under Money Laundering Regulations, Halls are required to conduct thorough customer due diligence to help combat money laundering and economic crime. Anti-Money Laundering checks are an essential part of customer due diligence.

If you are successful at auction, to comply with Anti-Money Laundering Laws Halls use E-Verification via through movebutler via iamproperty.com. This is performed by inputting your personal data (as permitted by Article 6.1.c of GDPR) into a 3rd party e-verification service that automatically checks your details against a series of data bases ranging from the Electoral Roll to Credit Accounts. A match against 2 or more of these databases provides an "accept" result. If your result is referred, further manual checks will be required.

**All information on how to satisfy Anti Money Laundering Requirements can be found on our website.
Please visit www.hallsgb.com/aml-requirements.**

IMPORTANT INFORMATION FOR BUYERS

CONDITIONS OF SALE

Please note that all lots are sold in accordance with the Common Auction Conditions (7th Edition March 2018). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the Auction. The contract and special conditions of sale will not be read out by the Auctioneer at the auction, but will be available for inspection at the auctioneers offices and the offices of the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

INSPECTION OF PROPERTIES

Purchasers are assumed to have inspected the properties in which they are interested, to have obtained and inspected a copy of the Auction Legal Pack and to have made all usual pre-contract searches and enquiries and satisfied themselves on the condition and location of the property.

BUYERS' REGISTRATION

Purchasers interested in bidding for a lot are required to complete a BUYERS' REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. Failure to register may result in the Auctioneer refusing to accept your bid.

TELEPHONE BIDDING

Telephone bidding is available upon request, subject to availability and the necessary AML requirements being satisfied prior to the auction. Please note, we will need to hold a deposit of 10% of the maximum amount up to which you would want to bid, with funds cleared in our bank account at least 24 hours prior to the auction day. Any unsuccessful telephone bids will be subject to a £75, plus VAT (£90), administration fee which will be deducted from the monies returned to you.

In order to avoid disappointment, potential phone-bidders are recommended to have their slot reserved, with the above necessities in place, no later than 24 hours before the auction start time.

INTERNET BIDDING

If a prospective bidder's registration is not fully verified and approved by Halls Holdings Limited, including compliance with anti-money laundering (AML) requirements and receipt of cleared bidder security funds, prior to the lot being offered, the auctioneer will not be able to accept any bids from that party. In such cases, the bidder will not have grounds for complaint or recourse. Subject to all other applicable terms and conditions, Halls Holdings Limited will make reasonable efforts to ensure registrations are fully approved in a timely manner. If two identical bids are submitted, the auctioneer will accept the one received first. The second bidder (who will see a "bid pending" message on the bidding screen) must increase their bid in order to continue participating in the auction. The decision of the auctioneer is final. Any bids received after a property has been sold will be disregarded. In the event of a technical fault during the bidding process, the auctioneer has the discretion to re-offer the property. In such circumstances, no financial claims may be made by bidders, subject to all other terms and conditions. If a bidder places consecutive bids and the auctioneer does not remove the higher bid, it will be assumed that the bidder agrees to the higher amount, and this figure will stand as the confirmed bid. While the auctioneer will take reasonable steps to prevent this scenario, the bidder accepts that no recourse will be available should it occur, subject to all other terms and conditions.

BINDING CONTRACT

The successful bidder is bound under Contract as soon as the Auctioneers hammer falls on the final bid and will be required to pay the deposit and sign and exchange the Sale Memorandum prior to leaving the saleroom in accordance with the Common Auction Conditions.

PAYMENT OF DEPOSIT

The successful buyer of each lot will be required to pay a deposit of 10% of the purchase price (subject to a minimum of £1,000) to the vendors' solicitor prior to leaving the saleroom. Any deposit payments collected by Halls Holdings Limited will incur a 1% plus VAT service charge, up to a maximum fee of £100 plus VAT (£120).

PLEASE NOTE THAT WE DO NOT ACCEPT ANY FORM OF CASH DEPOSIT OR CREDIT CARDS.

INSURANCE

At the fall of the hammer the property becomes the purchaser's insurable risk. Insurance will need to be arranged immediately after the auction.

SOLICITORS DETAILS

The name, address and telephone number of the Solicitor who will be acting for you in any purchase will be required before you leave the auction room.

WITHDRAWAL OF LOTS

The Auctioneers reserve the right to withdraw any of the Lots prior to the Auction (see Common Auction Conditions) and therefore prospective buyers are advised to check with the Auctioneers the day before the sale to ensure the availability of Lots. The Auctioneer cannot be held responsible for the costs incurred in respect of any lot which is withdrawn or sold prior to auction.

POST SALES INFORMATION

If a property you are interested in is not sold at the auction please speak to the auctioneer and make an offer. Your offer will be placed forward to the Vendor and if accepted, you will be able to proceed with the purchase under auction rules.

LEGAL DOCUMENTS

The Auctioneers shall endeavour to have copies of title documents, leases, licenses, etc. available for inspection at their offices or in the saleroom. Prospective buyers wishing to inspect such documents should check the availability with the Auctioneers. Buyers will be bound under contract to purchase the property on the fall of the auctioneers hammer and it is advised that a prudent buyer will take professional advice from a solicitor and, in appropriate cases a chartered surveyor and accountant.

GUIDE PRICES, FEES AND RESERVES

Guide Price: An indication of the seller's current minimum acceptable price at the auction. The guide price or range of guide price is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and a maximum price range within which an acceptable sale price (reserve) would fall, or as a single figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see below). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Fees: The guide price excludes any additional fees that the purchaser may incur, to include, but not limited to, Buyers Administration Fee, Buyers Premium, Stamp Duty or Land Transaction Tax, VAT legal and search fees etc. Please refer to the relevant Auction Legal Packs for details. The successful Bidder will be required to pay the Buyer's Premium. For a sale price of £25,000 or more: 3.5% plus VAT, subject to a minimum fee of £4,000 plus VAT. Sale price of £24,999 or less: fixed fee of £2,000 plus VAT.

Reserve Price: The Seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell the Lot. The Reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

BIDDING ON BEHALF OF ANOTHER PARTY (THIRD PARTY BIDDING & AML COMPLIANCE)

Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid and signed letter of authority from the Ultimate Purchaser authorising them to bid on their behalf. In addition, the Auctioneers must have completed full identification and verification checks, in accordance with applicable anti-money laundering regulations, on the Ultimate Purchaser prior to the auction. The individual attending and bidding at the auction must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.

PLANS, MEASUREMENTS AND PHOTOGRAPHS

All plans, measurements and photographs included in this catalogue are provided for identification purposes only and to assist prospective purchasers in identifying the location of the property.

CLIENT MONEY HANDLING

Halls Holdings Limited is a member of the Royal Institute of Chartered Surveyors and a member of the RICS Client Money Protection Scheme. All monies are held in accordance with the RICS guidelines. A copy of our Client Money Handling Policy is available upon request and on our website www.hallsgb.com. In accordance with the Royal Institution of Chartered Surveyors' (RICS) professional statement (Client Money Handling, effective from 1st January 2020), client money held or received by Halls Holdings Limited, or any trading name thereof, is banked into a general clients' bank account held at: Barclays Bank, 1 Churchill Place, London, E14 5HP Halls Holdings Limited General Clients Account: 20-78-01 23557723. A general clients' bank account is a Client Bank Account which holds client money belonging to more than one client. Client monies are held separately from Halls Holdings Limited own monies, are easily identifiable and immediately available. Within the general clients' bank account, each client's money is recorded in individual client ledgers to maintain segregation of funds. Client money is held in an appropriate banking institution with a minimum rating of BBB+, regulated, and authorised by the Financial Conduct Authority (FCA). The Client Bank Accounts are instant access accounts and Halls Holdings Limited will cover transactional banking and account maintenance charges associated with the operation of such accounts. Halls Holdings Limited is entitled to retain any interest earned through the aggregation of various client accounts to offset general bank charges and administration costs associated with the operating of the Client Bank Accounts.

DATA PROTECTION

Halls Holdings Limited take the privacy and protection of your personal information seriously. Any personal data we collect from you will be processed in accordance with the UK General Data Protection Regulation (UK GDPR) and the Data Protection Act 2018. Halls Holdings Ltd will use your data for legitimate business purposes, including providing estate agency services, meeting our legal and regulatory obligations (such as anti-money laundering checks) and communicating with you. Our full Privacy Notice, which explains how we collect, use, store and share personal data and sets out your rights, is available at (www.hallsgb.com) or by contacting us.

COMPLAINTS PROCEDURE

Halls Holdings Limited operate a complaints procedure in accordance with the requirements of the Royal Institution of Chartered Surveyors (RICS), The Property Ombudsman (TPO) and our regulatory obligations. In the event that you have a complaint regarding the standard of service you have received, a complaint handling procedure will be followed. A copy of our complaints handling procedure is available upon request and at our website www.hallsgb.com

PROFESSIONAL INDEMNITY INSURANCE

Halls Holdings Limited holds Professional Indemnity Insurance (PII) in the sum of £10 million.

TPO

Halls Holdings Limited are members of The Property Ombudsmen (TPO) Scheme. Unresolved complaints relating to residential estate agency services may be referred to the TPO following our internal complaints process.

To view our full Auction Terms & Conditions, please visit:
www.hallsgb.com/residential/property-and-land-auctions

Order of Sale (unless withdrawn or sold prior to sale)

Guide Price*

LOT 1	Woodland at Llawnt, Llawnt, Oswestry, Shropshire, SY10 7PR	£40,000 - £45,000
LOT 2	Land at Dodds Green Lane, Burleydam, Nr Audlem, Cheshire, SY13 4AW	£25,000 - £35,000
LOT 3	4 Jubilee Way, Platt Lane, Whixall, Whitchurch, Shropshire, SY13 2NY	£85,000 - £105,000
LOT 4	Bramble Cottage, Hereford Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0DD	£80,000 - £100,000
LOT 5	The Former Church of St Mary Magdalene, Tallarn Green, Malpas, Shropshire, SY14 7LJ	£80,000 - £100,000
LOT 6	2 Oakleigh, Lower Heath, Prees, Whitchurch, Shropshire, SY13 2BE	£120,000 - £140,000
LOT 7	Greenhill, Pant, Oswestry, Shropshire, SY10 9QQ	£90,000
LOT 8	14 Oswalds Well Lane, Oswestry, Shropshire, SY11 2TP	£170,000 - £180,000
LOT 9	White Gables, 8 Cabin Lane, Oswestry, Shropshire, SY11 2LY	£80,000 - £90,000
LOT 10	208 Shrewsbury Road, Market Drayton, Shropshire, TF9 3EP	£130,000- £150,000
LOT 11	Beechcliffe Poultry Farm, Knowl Wall Beech, Stoke-On-Trent, Staffordshire, ST4 8SE	£80,000 - £100,000
LOT 12	Garages at The Grove, Hodnet, Market Drayton, Shropshire, TF9 3NU	£25,000 - £35,000
LOT 13	Land at Y Gribyn, Llawr-Y-Glyn, Caersws, SY17 5RH	£10,000 - £15,000
LOT 14	19 Willow Street, Ellesmere, Shropshire, SY12 0AL	£80,000 - £100,000

* For a full explanation of what is meant by the terms 'Guide Price' and 'Reserve Price' please refer to the 'Important information for buyers' within this catalogue

All plans, measurements and photographs included in this catalogue are provided for identification purposes only. Room, site or land measurements may not have been scaled from original plans and therefore should be assumed to be only approximate and should not be relied upon.

LOT 15	The Stables & 12C Market Street, Craven Arms, Shropshire, SY7 9NW	£125,000
LOT 16	Conway, Hereford Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0EL	£125,000 - £150,000
LOT 17	33 Albert Square, Shrewsbury, Shropshire, SY1 4HT	£90,000 - £100,000
LOT 18	1 Lowe Hill Gardens, Wem, Shrewsbury, Shropshire, SY4 5TZ	£100,000 - £120,000
LOT 19	The Glyn, Frochas, Welshpool, Powys, SY21 9JD	£175,000 - £200,000
LOT 20	Tyn y Ddol, Llangynog, Oswestry, Shropshire, SY10 0EP	£250,000
LOT 21	The Smithy, Brockton, Worthen, Shrewsbury, Shropshire, SY5 9HU	£175,000 - £200,000

* For a full explanation of what is meant by the terms 'Guide Price' and 'Reserve Price' please refer to the 'Important information for buyers' within this catalogue

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LOT 1

Woodland at Llawnt, Llawnt, Oswestry, Shropshire, SY10 7PR

Guide Price £40,000 - £45,000



DESCRIPTION

The woodland comprises approximately 11.16 acres of mature and semi-mature, predominantly broadleaf tree species, interspersed with self-set trees and ground-level scrub, the sale of which presents a rare opportunity to purchase an intriguing corner of England, with a multitude of potential uses.

LOCATION

The woodland is located close to the Welsh border in the rural hamlet of Llawnt, just 2.5 miles from the market town of Oswestry which has an excellent range of services, facilities and amenities.

What3words/// proper.pursue.marmalade

THE WOODLAND

The woodland comprises approximately 11.16 acres (4.52ha) of mature and semi-mature, predominantly broadleaf tree species, interspersed with self-set trees and ground-level scrub. It also has some historic interest, being the site of two long-disused quarry holes and two disused limekilns, one of which is Grade II Listed. Access to the woodland is taken off the council-maintained Llawnt to Selattyn road, where a short track then leads to a small clearing.

SERVICES

We understand that there are no services currently connected to the woodland. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The land is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire County Council – Tel: 03456 789000

SOLICITORS

Mrs M Price of FBC Manby Bowdler, Shrewsbury – Tel: 01743 266276

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

Louise Preece BSc (Hons) MRICS FAAV

Office: Shrewsbury

Tel: 01743 450700

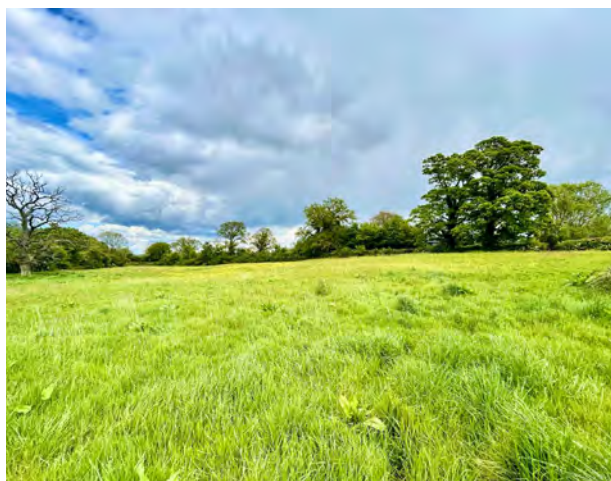
Email: louise@halls.gb.com



LOT 2

Land at Dodds Green Lane, Burleydam, Nr Audlem, Cheshire, SY13 4AW

Guide Price £25,000 - £35,000



DESCRIPTION

This is a rare opportunity to acquire a parcel of amenity land measuring 2.66 acres in the South Cheshire countryside close to Burleydam. The land has road access and a metered water supply. It is ideal for those looking for some extra land to graze animals.

LOCATION

The land is located off Dodds Green Lane, Burleydam in a popular semi rural location between Whitchurch & Nantwich. There is a local pub and restaurant called The Combermere Arms about a 1/4 of a mile from the land and the popular village of Audlem is less than 3 miles away. Audlem has an excellent range of local shops, pubs and restaurants. There are other local services including primary school, leisure facilities including the canal.

THE LAND

The land measures 2.66 acres and has direct road access through a gate and a water supply. The land has previously been used for grazing and would be an ideal small equestrian centre subject to planning. The land offers a flat area at the top for stabling, paddocks and a possible arena and the land gently slopes down to a small brook which forms part of the boundary. We advise interested parties to read through the contract pack and verify all information regarding the services.

SERVICES

We understand that the land has a metered water supply from Blue Bache Farm, however, interested parties are advised to verify all information regarding services for themselves.

TENURE

The land is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Cheshire East Council - Tel: 0300 123 5500

SOLICITORS

Mr O Lewis of Hibberts Solicitors, Nantwich - Tel: 01270 624225

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

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ENQUIRIES

Simon Dodds Assoc RICS MNAEA

Office: Whitchurch

Tel: 01943 663230

Email: whitchurch@halls.gb.com



LOT 3

4 Jubilee Way, Platt Lane, Whixall, Whitchurch,
Shropshire, SY13 2NY

Guide Price £85,000 - £105,000



DESCRIPTION

A semi-detached two-bedroom bungalow set on a generous plot with driveway parking and gardens. Requiring modernisation, the property offers excellent potential and is constructed of traditional brick beneath a tiled roof. Situated in the rural village of Whixall, the property enjoys a peaceful countryside setting close to Whitchurch.

LOCATION

The property is situated in the rural North Shropshire village of Whixall, close to the Welsh border and surrounded by attractive countryside. The village benefits from a primary school and active community facilities, whilst the nearby market town of Whitchurch, approximately 6 miles away, provides a wider range of shopping, educational and leisure amenities. The location offers a peaceful village setting with convenient access to surrounding towns and transport links.

THE ACCOMMODATION

The accommodation comprises a reception hallway, sitting room, kitchen, adapted bathroom, storage room and two bedrooms, together with integral stores accessible both internally and externally. The property requires some modernisation but has significant potential that can only be appreciated by undertaking an inspection of the property, the property is of traditional brick construction sitting under a tiled roof cover.

SERVICES

We are advised that the property benefits from mains water, electricity, and an oil-fired central heating system. Drainage is to a private system. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire County Council - Tel: 03456 789000

COUNCIL TAX BAND - B

CURRENT EPC RATING - E

SOLICITORS

Mrs A Bhailok Forbes Solicitors, of Preston – Tel: 01772 220240

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

James Evans BSc (Hons) MRICS

Office: Commercial

Tel: 01743 450730

Email: propertyauctions@halls.gb.com





LOT 4

Bramble Cottage, Hereford Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0DD

Guide Price £80,000 - £100,000



DESCRIPTION

A highly desirable mature semi detached house, with well proportioned accommodation in need of updating, providing good size gardens in a convenient and popular location.

LOCATION

Bramble Cottage is situated on the edge of the village of Bayston Hill which offers a good range of basic amenities including shops and a primary school. The property is within easy access to the A49 which links quickly onto the A5 by-pass and dual carriageway feeding through to the M54 motorway to Telford, with the M6 motorway beyond. Heading south, on the A49 commuters will find Church Stretton and Ludlow easily accessible. Shrewsbury town centre offers a comprehensive range of amenities.

THE ACCOMMODATION

The accommodation briefly comprises an entrance porch leading into the main hallway, two spacious reception rooms including a comfortable sitting room and separate dining room, together with a kitchen positioned to the rear of the property and a useful guest WC completing the ground floor accommodation. To the first floor are three well-sized bedrooms and the family bathroom. Outside, the property benefits from ample driveway parking and a detached garage. The majority of the gardens are situated to the rear and are laid mainly to flowing lawns with a crazy paved patio area.

SERVICES

We understand that the property benefits from mains water, electric, gas and drainage. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire County Council - Tel: 03456 789000

COUNCIL TAX BAND - B

CURRENT EPC RATING - C

SOLICITORS

Ms C Jenkins of Wace Morgan Solicitors, Shrewsbury - Tel: 01743 280122

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

Alex Forber MRICS

Office: Shrewsbury

Tel: 01743 236444

Email: shrewsbury@halls.gb.com



LOT 5

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

Guide Price £80,000 - £100,000



DESCRIPTION

A substantial and particularly attractive Grade II listed former Parish Church of great charm and character which retains numerous original internal features and offers 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 1.6 of an acre or thereabouts.

LOCATION

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.

THE ACCOMMODATION

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 glassed windows.

An 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 etc.

SERVICES

The purchaser must investigate and satisfy themselves as to the availability and condition of existing or new services and will be responsible for making their own connections. For the avoidance of doubt, no agreement will be entered into to permit any existing or new services to run through the land being retained by our client.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Wrexham County Borough Council - Tel: 01978 298996

SOLICITORS

Mr R John of Alun Thomas & John Solicitors, Aberystwyth
Tel: 01970 615900

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

Sean Edwards

Office: Ellesmere

Tel: 01691 622602

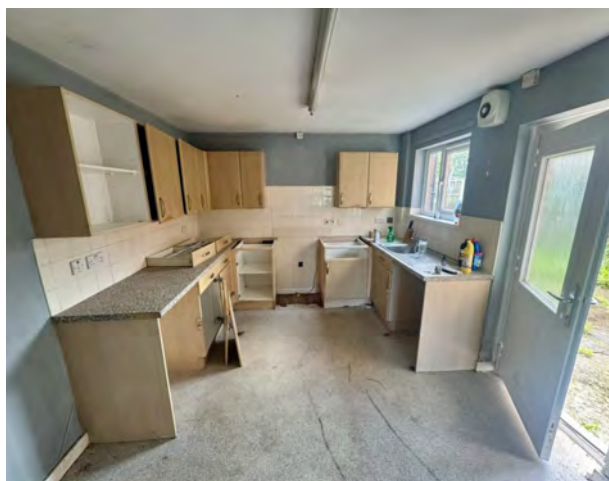
Email: ellesmere@halls.gb.com



LOT 6

2 Oakleigh, Lower Heath, Prees,
Whitchurch, Shropshire, SY13 2BE

Guide Price £120,000 - £140,000



DESCRIPTION

Located in the rural hamlet of Lower Heath near Prees Green, this traditional three-bedroom semi-detached property presents a fantastic opportunity to update and personalise. Offering well-sized accommodation, off-road parking, useful storage, and a large garden overlooking open countryside, the home combines peaceful surroundings with convenient access to nearby amenities and transport links.

LOCATION

Situated in the peaceful hamlet of Lower Heath, near Prees, this property offers a charming rural setting with convenient access to local amenities. Prees provides a village shop, primary school, and railway station with links to Shrewsbury and Crewe. The nearby market town of Whitchurch offers a wider range of shops, supermarkets, schools, and leisure facilities. Surrounded by attractive Shropshire countryside, the location combines tranquillity with everyday convenience.

THE ACCOMMODATION

The ground floor includes a kitchen, generous living room and W/C, while upstairs are three bedrooms and a family bathroom. Outside, there is parking for two vehicles, a large rear garden with countryside views, side access, and an integral storage room. Requiring modernisation throughout, this traditional brick-built home presents an excellent renovation opportunity.

SERVICES

We are advised that the property benefits from mains water, electricity, and drainage and an oil-fired central heating system. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire County Council - Tel: 03456 789000

COUNCIL TAX BAND - TBC

CURRENT EPC RATING - D

SOLICITORS

Ms A Bhailok of Forbes Solicitors, Preston – Tel: 01772 220240

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

James Evans

Office: Commercial

Tel: 01743 450730

Email: propertyauctions@halls.gb.com





LOT 7 Greenhill, Pant, Oswestry, Shropshire, SY10 9QQ

Guide Price £90,000



DESCRIPTION

A traditional two-bedroom semi-detached cottage requiring modernisation, occupying an elevated plot with generous gardens and excellent scope to enhance

LOCATION

Greenhill is located in the village of Pant, on the edge of Oswestry near the Welsh border. The area enjoys a peaceful countryside setting while remaining convenient for access to the A483, providing links to Oswestry, Shrewsbury and surrounding areas.

THE ACCOMMODATION

The internal accommodation currently comprises an entrance porch leading into the principal reception room with bay window, opening through to a separate dining room, which in turn gives access to the kitchen, utility and ground floor cloakroom/WC. A useful rear store further enhances the practicality of the layout. To the first floor are two generous double bedrooms and a family bathroom, with the accommodation lending itself well to sympathetic modernisation. Whilst the property would now benefit from comprehensive updating, it offers excellent potential for those seeking a project.

SERVICES

We understand that the property benefits from mains water and electric. There is no central heating system installed in the property. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire County Council - Tel: 03456 789000

SOLICITORS

Mrs A Burgess of Robert Mann Solicitors, Oswestry - Tel: 01691 671926

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

Tom Dainty

Office: Oswestry

Tel: 01691 670320

Email: oswestry@halls.gb.com



LOT 8

14 Oswalds Well Lane, Oswestry,
Shropshire, SY11 2TP

Guide Price £170,000 - £180,000



ENQUIRIES

Tom Dainty

Office: Oswestry

Tel: 01691 670320

Email: oswestry@halls.gb.com

DESCRIPTION

A substantial detached family home requiring some updating and modernisation, the property offers spacious and flexible accommodation including four bedrooms, two en-suites, a kitchen/dining room, utility and generous living room. Externally, there is driveway parking and an enclosed rear garden.

LOCATION

The property is situated on Oswalds Well Lane, a well-established residential area on the edge of Oswestry town centre. Oswestry offers a comprehensive range of day-to-day amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities and both primary and secondary schooling. The town enjoys excellent road connections via the A5 linking to Shrewsbury, Chester and the wider motorway network.

THE ACCOMMODATION

The accommodation provides excellent potential for a purchaser seeking a property that can be improved and updated to suit individual tastes and requirements. The ground floor comprises an entrance hall with cloakroom/WC, a generous living room, kitchen/dining room, utility room and a useful ground floor bedroom with en-suite facilities, offering flexibility for multi-generational living or guest accommodation. To the first floor are three further bedrooms, including a spacious principal bedroom with en-suite shower room, together with a family bathroom serving the remaining two bedrooms.

SERVICES

We understand that the property benefits from mains water, electric and drainage. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire County Council - Tel: 03456 789000

COUNCIL TAX BAND - C

CURRENT EPC RATING - C

SOLICITORS

Mrs S Fenty of Harrisons Solicitors, Reading - Tel: 0118 944 8898

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

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LOT 9

White Gables, 8 Cabin Lane, Oswestry,
Shropshire, SY11 2LY

Guide Price £80,000 - £90,000



DESCRIPTION

White Gables is a detached four-bedroom property set on a generous plot within a sought-after residential area of Oswestry, requiring improvement but offering clear potential for renovation, repositioning or redevelopment, subject to a purchaser's own requirements. The property benefits from full planning permission for the demolition of the existing dwelling and erection of a replacement dwelling.

LOCATION

Situated within the popular market town of Oswestry, the property enjoys convenient access to a wide range of local amenities including supermarkets, independent shops, schools, restaurants and leisure facilities. Oswestry also benefits from excellent road links via the A5 and A483, providing straightforward access towards Shrewsbury, Chester and the wider Midlands.

THE ACCOMMODATION

The existing property is a traditional detached family home requiring a full programme of refurbishment throughout, but offering spacious accommodation with excellent proportions and tremendous potential for improvement. The current layout provides multiple reception rooms, kitchen, cloakroom and four bedrooms to the first floor, making it ideal for those seeking a renovation project or investment opportunity. In addition, proposed plans have been prepared for a superb contemporary four-bedroom bungalow extending to approximately 129 sq.m (excluding garage).

SERVICES

We understand that the property benefits from mains water, electric, drainage and gas. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire County Council - Tel: 03456 789000

COUNCIL TAX BAND - D

CURRENT EPC RATING - E

SOLICITORS

Mrs H Tomley of Gough Thomas & Scott Solicitors, Oswestry Tel: 01691 659194

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

Tom Dainty

Office: Oswestry

Tel: 01691 670320

Email: oswestry@halls.gb.com



LOT 10

**208 Shrewsbury Road, Market Drayton,
Shropshire, TF9 3EP**

Guide Price £130,000- £150,000



DESCRIPTION

Occupying a generous plot, this spacious semi-detached property offers flexible accommodation with the added benefit of a ground-floor bedroom and en-suite, creating the potential for annexe-style living. The property also benefits from substantial gardens, useful outbuildings, and ample scope for modernisation and improvement, making it an attractive opportunity for a range of purchasers.

LOCATION

The property is situated on Shrewsbury Road in Market Drayton, within convenient reach of the town centre, which offers a wide range of amenities including supermarkets, independent retailers, cafés, and restaurants. The area is well served by primary and secondary schools, healthcare facilities including GP surgeries and a medical centre, and leisure amenities such as a swimming pool and fitness centre.

THE ACCOMMODATION

Accommodation includes a reception room, kitchen, pantry, family bathroom, and a ground-floor accessible bedroom with en-suite. The first floor offers three well-proportioned bedrooms. Outside, there are generous front and rear gardens, outhouse, and additional store, with rear access via a side passage. On-street parking is available to the front. The property would benefit from modernisation throughout but offers excellent potential to create a spacious family home.

SERVICES

We are advised that the property benefits from mains water, electric, gas, and drainage. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire County Council - Tel: 03456 789000

COUNCIL TAX BAND – TBC

CURRENT EPC RATING – D

SOLICITORS

Mrs A Bhailok Forbes Solicitors, of Preston – Tel: 01772 220240

BUYERS PREMIUM

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AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

James Evans

Office: Commercial

Tel: 01743 450730

Email: propertyauctions@halls.gb.com





LOT 11

Beechcliffe Poultry Farm, Knowl Wall Beech, Stoke-On-Trent, Staffordshire, ST4 8SE

Guide Price £80,000 - £100,000



DESCRIPTION

A particularly versatile former poultry farm extending to approximately 2.32ac and featuring circa 14,300 sq ft of buildings in various states of repair, now offering excellent potential for a variety of onward usages (STPP), conveniently situated in a rural hamlet close the M6 and Stoke-On-Trent.

LOCATION

Beechcliffe Poultry Farm is situated within the rural hamlet of Knowl Wall which lies against a peaceful backdrop of the Staffordshire countryside. Despite its rural setting, the property retains a close to proximity to the M6, which provides excellent travel links to the wider area and, in particular, the city of Stoke-On-Trent, which lies some 5 miles to the north and provides a comprehensive array of amenities and attractions. The county centre of Stafford is positioned 12 miles to the south.

THE BUILDINGS

The buildings comprise of a General Agricultural Building (14m x 18m approx.), 2 grain stores, an Inspection pit, stables (2 loose boxes), 2 greenhouses (10m x 3m approx), 9 Poultry sheds, general store (5.5m x 18m), general store (5.5m x 15m), an open-fronted, enclosed rear machinery pole barn (11 bay) (approx. 45m x 5m). All measurements are approximate. Gross building size: circa 14,300

SERVICES

We are advised that the site previously enjoyed mains electric access and mains water is available further up Beechcliffe Lane. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Staffordshire County Council - Tel: 0300 111 8000

SOLICITORS

Mrs H Tomley of Gough Thomas & Scott Solicitors, Oswestry
Tel: 01691 622413

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

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Halls

ENQUIRIES

Sean Edwards

Office: Ellesmere

Tel: 01691 622602

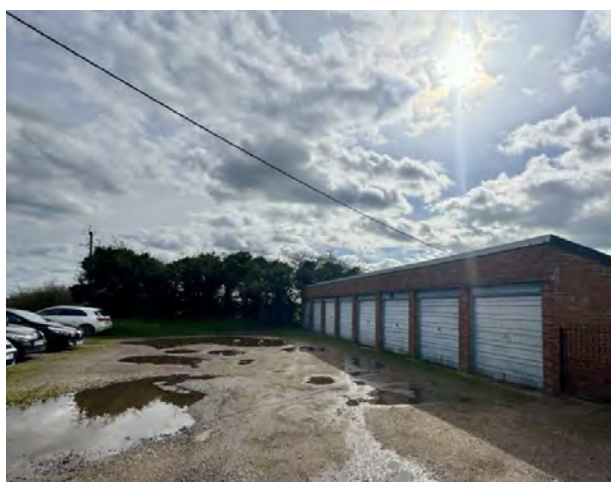
Email: ellesmere@halls.gb.com



LOT 12

Garages at The Grove, Hodnet, Market Drayton, Shropshire, TF9 3NU

Guide Price £25,000 - £35,000



DESCRIPTION

This terrace of eight garages is located in a residential area in the village of Hodnet. The site provides additional parking and extends to approximately 0.13 acres (0.052 hectares). Restrictions on future development apply; full details will be set out in the legal pack and/or the vendor's solicitor's documentation.

LOCATION

The garages are situated on The Grove in Hodnet, Market Drayton. Hodnet offers a range of amenities including a primary school, GP surgery and The Bear Inn. The property benefits from good road connections via the A442, A53 and A41 to Shrewsbury, Whitchurch and surrounding areas.

THE GARAGES

This terrace of eight garages is situated on The Grove in the village of Hodnet, Market Drayton, within a residential area and is offered with vacant possession. The site extends to approximately 0.13 acres (0.052 hectares) and provides additional parking. Hodnet offers a range of local amenities including a primary school, GP surgery and The Bear Inn. The property benefits from good road connections via the A442, A53 and A41, providing access to Shrewsbury, Whitchurch and surrounding areas.

SERVICES

No services are currently connected to the property. Prospective purchasers should make their own enquiries regarding the availability of services.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire County Council – Tel: 03456 789000

SOLICITORS

Ms A Bhailok of Forbes Solicitors Preston – Tel: 01772 220240

BUYERS PREMIUM

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AGENTS NOTE

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ENQUIRIES

James Evans

Office: Commercial

Tel: 01743 450730

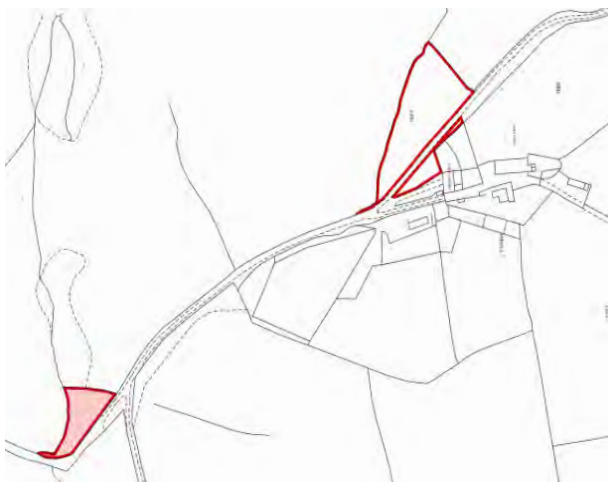
Email: propertyauctions@halls.gb.com





LOT 13 Land at Y Gribyn, Llawr-Y-Glyn, Caersws, SY17 5RH

Guide Price £10,000 - £15,000



ENQUIRIES

Chris Gill

Office: Welshpool

Tel: 01938 555552

Email: welshpool@halls.gb.com

DESCRIPTION

An attractive opportunity to acquire two parcels of woodland and amenity land situated in an unspoilt rural location near Llawr-Y-Glyn. The land benefits from extensive roadside frontage, excellent accessibility, and attractive views across the surrounding countryside. The property is offered in one lot.

LOCATION

Located close to Caersws, where there are local shops, petrol station and local amenities, along with a railway station, Newtown and Machynlleth are also a 30 minute drive away.

THE LAND

Site One:

A mature block of predominantly softwood woodland extending to approximately 0.36 acres, with roadside frontage, good access and an active felling licence valid until 2028, offering potential management and income opportunities.

Site Two:

An attractive parcel of amenity woodland and roadside verge land extending to approximately 1.22 acres in total, comprising mature native broadleaf trees, extensive road frontage and a picturesque valley setting with views over the surrounding countryside.

SERVICES

We understand that the land has a natural water supply available on both sites. In addition, site two contains a spring/water pump installation owned by a neighbouring landowner. The rights relating to this installation are clearly set out and protected by covenants contained within the title documentation. Interested parties are advised to verify all information regarding services for themselves.

TENURE

The land is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire County Council - Tel: 03456 789000

SOLICITORS

Mr W Ransford of Milwyn Jenkins & Jenkins Solicitors, Llanidloes

Tel: 01686 412166

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

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LOT 14 19 Willow Street, Ellesmere, Shropshire, SY12 0AL

Guide Price £80,000 - £100,000



DESCRIPTION

A well proportioned two-bedroom town-centre cottage boasting deceptively spacious and freshly modernised living accommodation, alongside a rear courtyard able to serve as gardens or off-street parking, conveniently situated within the heart of Ellesmere.

LOCATION

A stone's throw from the centre of Ellesmere, which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities. The county centre of Shrewsbury lies around 19 miles to the south.

THE ACCOMMODATION

19 Willow Street benefits from a recent scheme of modernisation works, including a new fitted kitchen, updated decor, and new flooring, and now provides around 750 sq ft of well proportioned and stylishly presented living accommodation situated across two generous floors, with ground floor reception rooms complemented by two spacious double bedrooms. The property is joined by versatile external space to the rear which is currently utilised as off street parking but which could readily be transformed into an attractive courtyard garden, this joined by a useful storage shed.

SERVICES

We are advised that the property benefits from mains water, electric, gas, and drainage. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council – Tel: 03456 789000

COUNCIL TAX BAND - A

CURRENT EPC RATING - D

SOLICITORS

Mrs H Tomley of Gough Thomas & Scott Solicitors, Oswestry
Tel: 01691 622413

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

Sean Edwards

Office: Ellesmere

Tel: 01691 622602

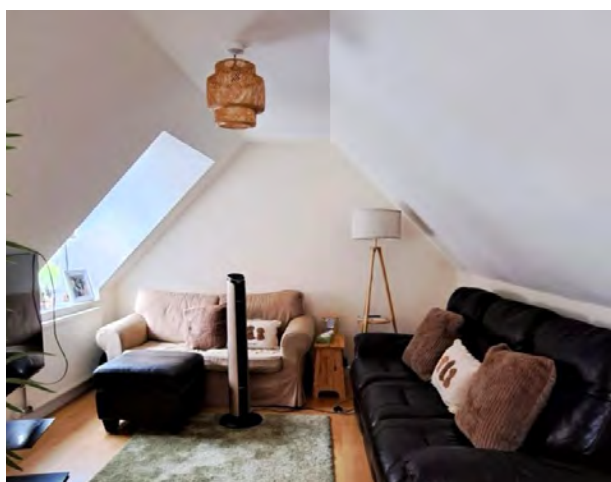
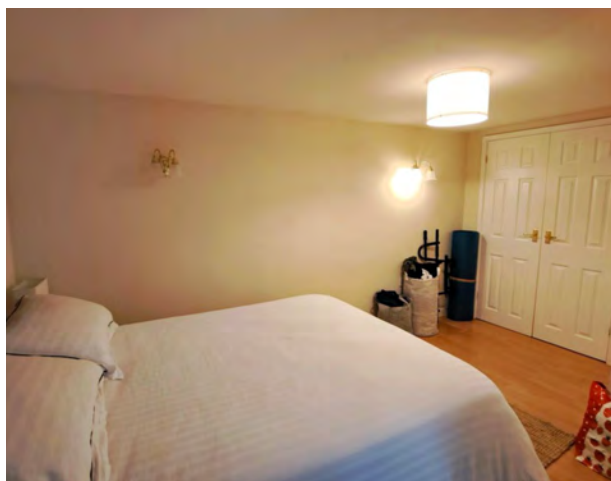
Email: ellesmere@halls.gb.com



LOT 15

The Stables & 12C Market Street, Craven Arms, Shropshire, SY7 9NW

Guide Price £125,000



DESCRIPTION

This well-located residential investment property comprises of two self contained residential houses. Currently generating a total rental income of £14,700 per annum (£6,900 from The Stables and £7,800 from 12C Market Street), the property offers an attractive investment with scope to enhance income through asset management in the future.

LOCATION

Nestled in the heart of Craven Arms town centre, this residential investment property commands a prime position on Market Street, close to the junction with Dale Street. It benefits from the surrounding mixed-use character, with nearby neighbours including Severn Hospice, Pet Supplies and The Paper Shop, creating a vibrant and well supported commercial environment.

THE ACCOMMODATION - ALL MEASUREMENTS ARE APPROXIMATE

The Stables

Ground Floor: Living Room, Kitchen/Diner

First Floor: Bedroom, Bathroom

Total Gross Internal Area of 483 sq ft (44.85 m sq)

12C Market Street

Ground Floor: Kitchen/Diner, Bedroom, Bathroom

First Floor: Living Room

Total Gross Internal Area of 421 sq ft (39.15 m sq)

SERVICES

We are advised that the property benefits from mains water, electricity, gas and drainage. It is understood that both houses have separately sub metered supplies. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is offered for sale subject to the existing periodic tenancies in respect of The Stables and 12C Market Street.

LOCAL AUTHORITY

Shropshire County Council – Tel: 03456 789000

COUNCIL TAX BAND - A

CURRENT EPC RATING - A

SOLICITORS

Ms R Wierzbinski of PCB Solicitors, Newtown - Tel: 01686 625134

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

James Evans

Office: Commercial

Tel: 01743 450700

Email: commercialmarketing@halls.gb.com



LOT 16

Conway, Hereford Road, Bayston Hill,
Shrewsbury, Shropshire, SY3 0EL

Guide Price £125,000 - £150,000



DESCRIPTION

A highly desirable mature detached house offering fantastic potential and requiring extensive renovation and improvement, set with large rear gardens in this popular and convenient location.

LOCATION

The property is situated on the edge of the village of Bayston Hill which offers a good range of amenities including shops and a primary school. The property is within easy access to the A49 which links quickly onto the A5 by-pass and dual carriageway feeding through to the M54 motorway to Telford, with the M6 motorway beyond. Heading south, on the A49 commuters will find Church Stretton and Ludlow easily accessible. Shrewsbury town centre offers a comprehensive range of amenities.

THE ACCOMMODATION

A three-bedroom detached house requiring extensive renovation and improvement, offering significant potential for extension (subject to the necessary consents). This property provides a rare opportunity for buyers seeking a project to introduce their own ideas and designs to create a family home in a highly regarded location. The accommodation currently comprises, to the ground floor, a reception hall, two versatile reception rooms, a breakfast kitchen, rear porch, and garden WC. To the first floor there are three bedrooms and a bathroom. The property has driveway parking and gardens.

SERVICES

We understand that the property benefits from mains water, electric and drainage. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire County Council – Tel: 03456 789000

COUNCIL TAX BAND - B

CURRENT EPC RATING - F

SOLICITORS

Mr S Harris of FBC Manby Bowdler, Wolverhampton - Tel: 01902 702011

BUYERS PREMIUM

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AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

Alex Forber MRICS

Office: Shrewsbury

Tel: 01743 236444

Email: shrewsbury@halls.gb.com



LOT 17 33 Albert Square, Shrewsbury, Shropshire, SY1 4HT

Guide Price £90,000 - £100,000



DESCRIPTION

A well proportioned terrace house, which has been updated but still has scope for further improvement, set with driveway parking and gardens in this most convenient location.

LOCATION

The property is most conveniently located in a popular residential area close to a number of amenities. The town centre is within easy reach and affords a comprehensive and fashionable range of social and leisure facilities together with a rail service. Commuters may be pleased to note there is excellent access to the A5 which leads through to the M54 and Telford with The Midlands beyond.

THE ACCOMMODATION

33 Albert Square is a well proportioned terrace house. The ground floor offers a spacious living/dining room and kitchen with an outbuilding/utility room outside to the rear. To the first floor there are three bedrooms and the bathroom which has a separate shower cubicle. Outside there is driveway parking to the front and well maintained garden to the rear.

SERVICES

We understand that the property benefits from mains water, electricity, gas and drainage. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire County Council - Tel: 03456 789000

COUNCIL TAX BAND - A

CURRENT EPC RATING - C

SOLICITORS

Mrs A Bell of Harrisons Solicitors, Shrewsbury - Tel: 01743 248545

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

Jamie Carter

Office: Shrewsbury

Tel: 01743 236444

Email: shrewsbury@halls.gb.com



LOT 18

**1 Lowe Hill Gardens, Wem, Shrewsbury,
Shropshire, SY4 5TZ**

Guide Price £100,000 - £120,000



DESCRIPTION

Three-bedroom semi-detached house in the popular market town of Wem, offering off-road parking, generous side and rear gardens, and an integral storage area. Accommodation includes a reception hall, sitting room, kitchen with pantry, three bedrooms and a family bathroom. Requiring full refurbishment, it presents excellent potential and is close to amenities, schools, rail and road links nearby.

LOCATION

Conveniently situated in the historic market town of Wem, 1 Lowe Hill Gardens is close to local shops, cafés, pubs, schools, and community facilities. The town also has a railway station with regular services to Shrewsbury and Crewe, and excellent road links via the A49, making it well placed for commuting and regional travel.

THE ACCOMMODATION

The property occupies a generous plot with gardens to the front, side and rear, together with off-road parking. The accommodation includes a reception hallway, sitting room, kitchen and pantry to the ground floor. To the first floor are a landing, three bedrooms and a family bathroom. An integral storage area is accessed from the kitchen. Requiring modernisation, the property offers excellent scope for improvement and would suit owner-occupiers, investors or developers. Traditional brick construction beneath a pitched tiled roof.

SERVICES

We are advised that the property benefits from mains water, electricity, gas and drainage. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire County Council - Tel: 03456 789000

COUNCIL TAX BAND - B

CURRENT EPC RATING - C

SOLICITORS

Ms A Bhailok of Forbes Solicitors, Preston - Tel: 01772 220240

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

James Evans

Office: Commercial

Tel: 01743 450730

Email: propertyauctions@halls.gb.com





LOT 19 The Glyn, Frochas, Welshpool, Powys, SY21 9JD

Guide Price £175,000 - £200,000



DESCRIPTION

Situated in an idyllic position only a ten minute drive from Welshpool town centre, this four bedroom detached house requires a general scheme of refurbishment throughout and offers the purchaser the chance to enjoy the unspoilt surrounding countryside. The accommodation comprises entrance porch, W.C., kitchen/diner, study area, lounge, sitting room, landing four bedrooms and bathroom

LOCATION

The market town of Welshpool is only a short drive from Shrewsbury, Oswestry and Newtown and an easy commute further afield to the midlands and Chester. The town has a railway station to the coast at Aberystwyth and Shrewsbury, ideal for those commuting. There are a number of primary schools and well performing high school. The local leisure centre offers a wide variety of fitness classes and swimming pool.

THE ACCOMMODATION

The ground floor accommodation includes a kitchen/diner, snug, guest W.C., rear hall, lounge with inglenook fireplace, and a superb tripleaspect sitting room with exposed beams, open fire, and far-reaching valley views. To the first floor are five bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom. Outside, the property enjoys attractive gardens and delightful rural views, offering excellent potential to create a wonderful family home.

PLEASE NOTE

A public footpath runs through the entrance gate and continues through the wooded area of the grounds.

SERVICES

We understand that the property benefits from mains electricity, private water, private drainage and oil central heating. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Powys County Council - Tel: 01597 827460

COUNCIL TAX BAND - F

CURRENT EPC RATING - F

SOLICITORS

Mrs S Davies of Harrisons Solicitors, Newtown - Tel: 01686 625134

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

Chris Gill

Office: Welshpool

Tel: 01938 555552

Email: welshpool@halls.gb.com



LOT 20 Tyn y Ddol, Llangynog, Oswestry, Shropshire, SY10 0EP

Guide Price £250,000



DESCRIPTION

A superb detached village residence with breath-taking mountain views, double garage and excellent scope for modernisation

LOCATION

Tyn Y Ddol occupies a delightful position within the popular village of Llangynog, an area renowned for its stunning natural beauty, walking routes and outdoor lifestyle opportunities. The village offers a café and Pub with a General Store and Post Office in the neighbouring village of Pentbontfawr for day-to-day needs, whilst the market town of Oswestry lies within comfortable travelling distance and provides a wider range of shopping, schooling and leisure facilities.

THE ACCOMMODATION

The ground floor is centred around a wonderfully proportioned openplan diner/lounge measuring over 24 feet, creating an impressive reception space with excellent natural light and delightful garden views. The adjoining kitchen is well arranged with direct access to a useful utility room, whilst the integral double garage and attached shed/outbuilding provide excellent practical storage and workshop potential. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with en suite facilities, together with a family bathroom and additional shower room.

SERVICES

We understand that the property benefits from mains water and electric as well as a private drainage system. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Powys County Council - Tel: 01597 827460

COUNCIL TAX BAND - F

CURRENT EPC RATING - A

SOLICITORS

Mr R Lloyd of GHP Legal, Oswestry - Tel: 01691 659194

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

Tom Dainty

Office: Oswestry

Tel: 01691 670320

Email: oswestry@halls.gb.com



LOT 21

The Smithy, Brockton, Worthen, Shrewsbury, Shropshire, SY5 9HU

Guide Price £175,000 - £200,000



DESCRIPTION

A deceptively spacious detached cottage, offering immense potential and great scope for improvement, set with lovely large gardens in a popular rural locality. In all, approximately 0.65 acres.

LOCATION

The property occupies a secluded position on the fringe of the popular village of Brockton, which has a pub and benefits from some fantastic open views over farmland and countryside with hills in the distance. Nearby, Worthen is situated approximately 13 miles south west of Shrewsbury with local amenities including a primary school, village shop and doctors surgery. The county town of Shrewsbury offers an excellent range of facilities and amenities whilst Montgomery is also close by.

THE ACCOMMODATION

The ground floor accommodation includes a sitting room with log burning stove, a former kitchen with attractive stone flooring, guest WC, rear hall, ground floor bathroom, breakfast kitchen, and an impressive principal living room. This superb reception space features a substantial brick fireplace and door opening directly onto the gardens. To the first floor are two bedrooms with delightful views together with an additional bathroom. Outside, there is a gravelled driveway providing ample parking and the grounds extend to approximately 0.65 acres and comprise attractive flowing lawns.

SERVICES

We understand that the property benefits from mains water, electric and drainage. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire County Council - Tel: 03456 789000

COUNCIL TAX BAND - E

CURRENT EPC RATING - E

SOLICITORS

Mrs N Jones of Gilbert Davies Solicitors, Welshpool - Tel: 01938 557727

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directed to the seller's solicitors.



ENQUIRIES

Alex Forber MRICS

Office: Shrewsbury

Tel: 01743 236444

Email: shrewsbury@halls.gb.com



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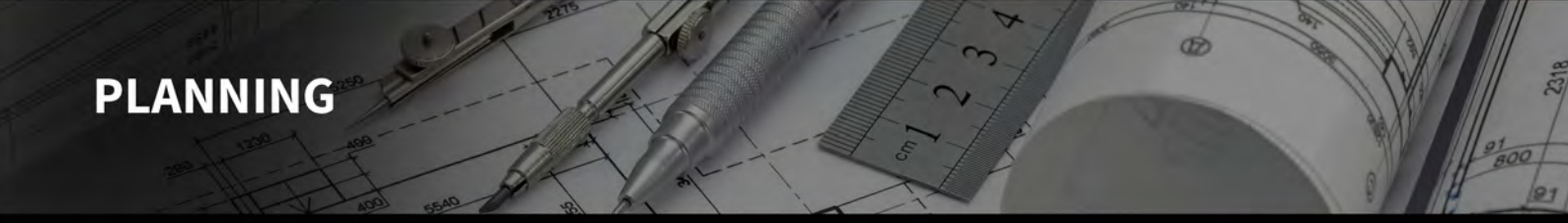
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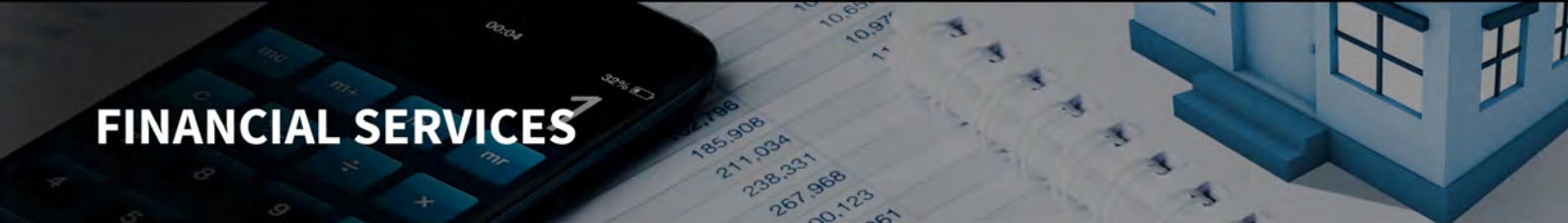
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📍 BISHOPS CASTLE

01588 638755

bishopscastle@hallsgb.com

📍 ELLESMERE

01691 622602

ellesmere@hallsgb.com

📍 KIDDERMINSTER

01562 820880

kidderminster@hallsgb.com

📍 OSWESTRY

01691 670320

oswestry@hallsgb.com

📍 SHREWSBURY (HEAD OFFICE)

01743 450700

reception@hallsgb.com

📍 SHREWSBURY (RESIDENTIAL)

01743 236444

shrewsbury@hallsgb.com

📍 TELFORD

01952 971800

telford@hallsgb.com

📍 WELSHPOOL

01938 555552

welshpool@hallsgb.com

📍 WHITCHURCH

01948 663230

whitchurch@hallsgb.com

