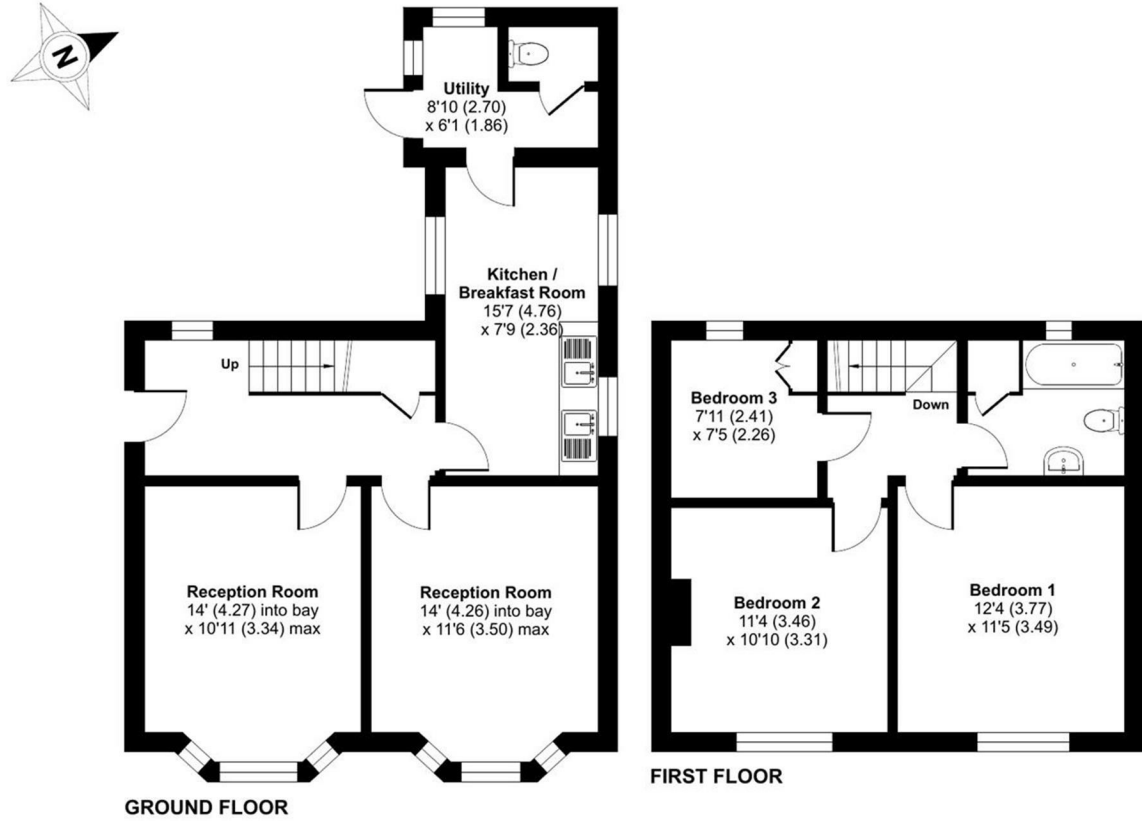


FOR SALE



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

Approximate Area = 1056 sq ft / 98.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1426156



FOR SALE

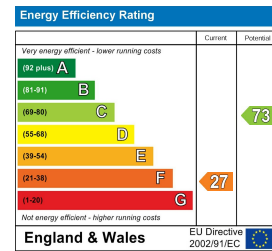
Auction Guide Price £125,000 - £150,000

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

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



\*\*\* AUCTION GUIDE PRICE £125,000 - £150,000 \*\*\*

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.



01743 236444

Shrewsbury Sales  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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Mileages: Shrewsbury 3.2 miles and Telford 15.5 miles. All mileages are approximate.



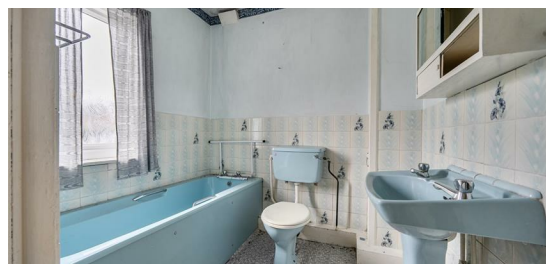
2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Popular village location
- Appealing mature detached house
- Requiring extensive renovation
- Potential to extend (STPP)
- Large rear gardens
- NO ONWARD CHAIN

#### DESCRIPTION

A three-bedroom detached house requiring extensive renovation and improvement, offering significant potential for extension (subject to the necessary consents), situated in the popular village of Bayston Hill on the fringe of the historic market town of Shrewsbury.

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.

Externally, the property benefits from driveway parking and generous gardens, which are predominantly positioned to the rear. The gardens are mainly laid to flowing lawns and complemented by well-stocked shrubbery beds and borders, together with mature specimen trees, offering excellent scope for landscaping and further enhancement.

Overall, this is an exciting refurbishment opportunity in a sought-after village location with convenient access to the amenities, schools, and transport links of Shrewsbury

#### GENERAL REMARKS

##### AGENTS NOTE

The property is sold with possessory title by virtue of a lost deeds application for First Registration, made on 2nd February 2026 and completed on 9th June 2026. As part of the application process, no objections were received from neighbouring land owners laying claim to the land included within the title. An application can be made to the Land Registry to upgrade the title to Title Absolute on 9th June 2038, being 12 years from the date of Registration at HM Land Registry.

#### IMPORTANT ANTI-MONEY LAUNDERING (AML) CHECKS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit [www.hallsgb.com/aml-requirements](http://www.hallsgb.com/aml-requirements).

#### METHOD OF SALE

The property will be offered for sale by PUBLIC AUCTION ON FRIDAY 24th JULY 2026 AT 2pm AT HALLS HOLDINGS HOUSE, BOWMEN WAY, BATTLEFIELD, SHREWSBURY, SY4 3DR. The Auctioneers, as agents, on behalf of the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

#### BOUNDARIES, ROADS & FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

#### CONTRACT OF SPECIAL CONDITIONS OF SALE

The property will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of VENDORS SOLICITORS: MR STEWART HARRIS, FBC MANBY BOWDLER, 10 ST GEORGES STREET, WOLVERHAMPTON, WV2 4DN - 01902 702011 approximately 14 days prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

#### BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 3.5% plus VAT of the "hammer price", subject to a minimum fee of £4,000 plus VAT (£4,800).

#### 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.

#### GUIDE PRICE/RESERVE

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

#### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### SERVICES

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

#### COUNCIL TAX

The property is in Council Tax band 'B' on the Shropshire Council Register.

#### VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.