

FOR SALE BY AUCTION

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



Approximate total area⁽¹⁾
808 ft²
74.9 m²

Reduced headroom
6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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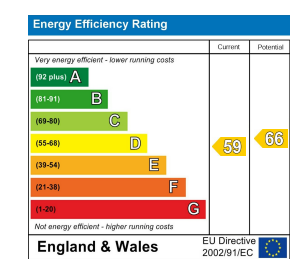


FOR SALE BY AUCTION £120,000

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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**** £120,000- £140,000

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 connections.



Halls 1845

01743 450730

Property Auctions
Halls Holdings House Battlefield, Shrewsbury, Shropshire, SY4 3DR



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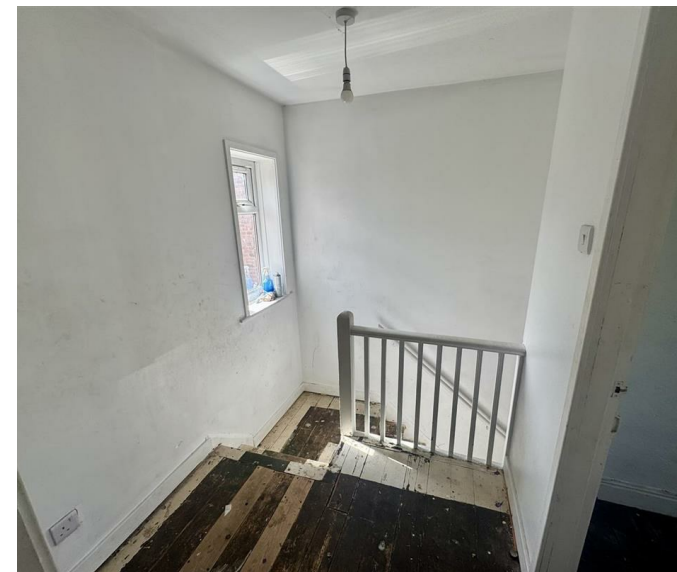
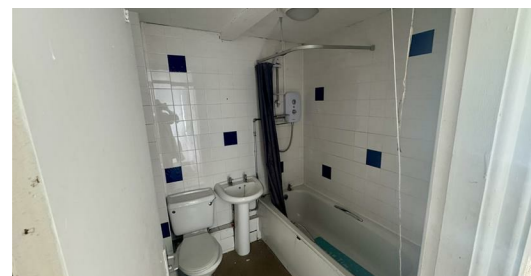
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three bedroom semi detached house
- Opportunity to modernise and add value
- Well-proportioned accommodation throughout
- Large rear garden with countryside views
- Off-road parking for two vehicles
- Viewing highly recommended
- In need of a scheme of general modernisation

Description

Halls Holdings Limited are favoured with the instructions from Connexus to offer this property for sale by Public Auction on Friday 24th July 2026 at 2pm at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR.

Situated on the outskirts of the peaceful village of Prees Green, this three-bedroom semi-detached property offers spacious accommodation throughout and excellent potential for improvement. The ground floor comprises a good-sized kitchen, generous living area, and convenient downstairs W/C. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from parking for two vehicles, side access to a generous rear garden with countryside views, and an integral storage room with its own access. Requiring modernisation throughout, this traditional brick-built home presents an excellent opportunity for renovation.

Situation

Located in the peaceful hamlet of Lower Heath, on the edge of Prees, this property enjoys a desirable rural setting while still being within easy reach of everyday amenities. The nearby village of Prees offers a range of local facilities including a shop, primary school, and railway station with links towards Shrewsbury, Crewe, and beyond. The market town of Whitchurch is a short drive away, providing a wider selection of shops, supermarkets, schools, and leisure facilities. The surrounding Shropshire countryside offers attractive walks and a quiet, semi-rural lifestyle, making this an ideal location for those seeking both convenience and tranquillity.

Accommodation

(all measurements are approximate)

The accommodation comprises of following

Ground Floor

Hallway 4'5 x 3'9
Living Room 13'9 x 14'10
Kitchen 13'5 x 10
W/C 7'2 x 2'9

First Floor

Landing 6' x 4'11
Bedroom 1: 10'6 x 7'11
Bedroom 2: 13'10 x 8'9
Bedroom 3: 6'10 x 9'10
Bathroom: 6'2 x 6'5

Outside

Storage room: 7'3 x 8'11

Services

(not tested at the time of inspection)

We understand that mains water including drainage and electricity are connected to the property, with oil-fired central heating.

EPC

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Planning

Prospective purchasers should rely on their own enquiries. The property is understood to benefit from planning consent for Use Class C3 of the Town and Country Use Classes Order 1987.

WSW

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Local Authority

Shropshire Council,
Guildhall,
Frankwell Quay,
Shrewsbury,
SY3 8HQ
0345 678 9000

Method of Sale

The property will be offered for sale by Public Auction on Friday 24th July 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm. Please contact the office for further information. The Auctioneers, as agents for 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.

CONTRACT & SPECIAL CONDITIONS OF SALE (LEGAL PACK)

The property will be sold subject to the Special Conditions of Sale, which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers or the Solicitors Forbes, FAO Aisha Bhailok. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

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.

Bidding on Behalf of Another Party

(Third Party Bidding)

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, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding 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.

IMPORTANT ANTI-MONEY LAUNDERING REQUIREMENTS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged 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 our website. If you are the successful bidder/s of this lot, further Anti-Money Laundering checks will be carried out using a specialist third-party company, Movebutler. We thank you for your cooperation.