

Halls¹⁸⁴⁵



Collective Property & Land Auction

Friday 28th November 2025 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.

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.

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.

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

or scan the QR code provided here:



Order of Sale (unless withdrawn or sold prior to sale)

Guide Price*

LOT 1	Mill Meadow, Weston Rhyn, Nr Oswestry, Shropshire, SY10 7ER	£60,000 - £70,000
LOT 2	12 Kenrick Close, Woore, Crewe, Cheshire, CW3 9SL	£45,000 - £55,000
LOT 3	4 Kenrick Close, Woore, Crewe, Cheshire, CW3 9SL	£55,000 - £65,000
LOT 4	36 Birch Grove, Ruyton XI Towns, Shrewsbury, Shropshire, SY4 1LH	£70,000 - £80,000
LOT 5	2 The Elms, Weston-Under-Redcastle, Shropshire, SY4 5LS	£89,000 - £99,000
LOT 6	5 Balmer Crescent, Welshampton, Shropshire, SY12 0PN	£85,000 - £95,000
LOT 7	Approximately 8.78 Acres of Land at Ercall Heath, Childs Ercall, Market Drayton, Shropshire, TF10 8NQ	£80,000 - £90,000
LOT 8	38 Diksmuide Drive, Ellesmere, Shropshire, SY12 9QA	£150,000
LOT 9	Brynffynon, Sarnau, Llanymynech, Powys, SY22 6QN	£175,000 - £200,000
LOT 10	Barns at Brynffynon Sarnau, Llanymynech, Powys, SY22 6QN	£125,000 - £150,000
LOT 11	Land To The East of Brynffynon Sarnau, Llanymynech, SY22 6QN	£15,000 - £20,000
LOT 12	83 Shrewsbury Road Market Drayton, Shropshire, TF9 3DN	£80,000 - £90,000
LOT 13	8 Highfields, Market Drayton, Shropshire, TF9 1BT	£89,000 - £99,000
LOT 14	2 Rea Bridge, Coleham Head, Shrewsbury, Shropshire, SY3 7BW	£100,000 - £125,000

* 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 15	9 Cross Bank, Church Stretton, Shropshire, SY6 6QZ	£117,000 - £135,000
LOT 16	13 Cross Bank, Church Stretton, Shropshire, SY6 6QZ	£112,500 - £130,500
LOT 17	12 Caldecott Crescent, Whitchurch, Shropshire, SY13 1JN	£80,000 - £90,000
LOT 18	22 Kerry Green Bishops Castle, Shropshire, SY9 5AR	£85,000 - £95,000
LOT 19	12-13 Horsebridge, Minsterley, Shrewsbury, Shropshire, SY5 0AH	£125,000 - £150,000
LOT 20	The Blue School, 13-14 St. Luke's Road, Ironbridge, Telford, Shropshire, TF8 7PU	£100,000 - £110,000
LOT 21	Bank Cottage, Bickley Town, Nr Malpas, Cheshire, SY14 8EQ	£300,000 - £350,000

* 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

Mill Meadow, Weston Rhyn, Nr Oswestry, Shropshire, SY10 7ER

Guide Price £60,000 - £70,000



DESCRIPTION

A conveniently sized parcel of amenity land extending to around 6.86 acres, or thereabouts, at present retained within a single enclosure of pasture land with mature boundaries and Morlas Brook to the south east, ideal for the grazing of all kinds of livestock, particularly horses, in a quiet unspoilt rural setting, close to the village of Weston Rhyn.

LOCATION

The land is conveniently situated around 0.5 miles to the south of the popular village of Weston Rhyn, whilst retaining a useful proximity to the larger villages of St.Martins, Gobowen, and Chirk; with the thriving market town of Oswestry positioned around 4 miles to the south.

THE LAND

The land is, at present, contained within a conveniently sized single enclosure extending to around 6.86 acres, or thereabouts, and offers excellent potential for the grazing of a variety of livestock, or for those with equestrian interests. The land is accessed off a quiet council maintained lane through double-opening metal gates, and enjoys a secure boundary comprising established hedging and fencing, with Morlas Brook spanning the entirety of the south eastern boundary.

SERVICES

We are not advised of any mains services to the land, however, there is a natural water supply by way of Morlas Brook running along the southeastern boundary. 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 C Johnson of Crampton Pym & Lewis, Oswestry
Tel: 01691 653301

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 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3000 plus VAT (£3,600).

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

Jon Quinn MRICS

Office: Ellesmere

Tel: 01691 622602

Email: ellesmere@halls.gb.com



LOT 2 12 Kenrick Close, Woore, Crewe, Cheshire, CW3 9SL

Guide Price £45,000 - £55,000



DESCRIPTION

A two bedroom semi-detached bungalow set in a generous garden with shared off-road parking. Requiring modernisation, the property offers great potential.

LOCATION

Woore is a picturesque village in the north-eastern corner of Shropshire, near Cheshire and Staffordshire borders. Surrounded by scenic countryside, it offers a peaceful rural setting while remaining well connected to nearby towns like Market Drayton, Nantwich, and Crewe. Woore features local amenities including a village shop, primary school, pub, and church. The 2011 census recorded a population of about 1,100 residents.

THE ACCOMMODATION

The internal accommodation comprises of an Entrance Hallway, Sitting Room, Former Kitchen, Two Bedrooms, and a Bathroom.

SERVICES

We understand that mains water, electricity and mains drainage are connected to the property. The property has the benefit of oil-fired heating. The property has the benefit of oil-fired 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

Shropshire County Council - Tel: 03456 789000

COUNCIL TAX BAND - B

CURRENT EPC RATING - D

SOLICITORS

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

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 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3000 plus VAT (£3,600).

AGENTS NOTE

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ENQUIRIES

James Evans

Office: Commercial

Tel: 01743 450700

Email: propertyauctions@halls.gb.com





LOT 3 4 Kenrick Close, Woore, Crewe, Cheshire, CW3 9SL

Guide Price £55,000 - £65,000



DESCRIPTION

A semi-detached two bedroom bungalow set in a generously sized garden with off-road parking, requiring some modernisation. The property has significant potential.

LOCATION

Woore is a picturesque village in the north-eastern corner of Shropshire, near Cheshire and Staffordshire borders. Surrounded by scenic countryside, it offers a peaceful rural setting while remaining well connected to nearby towns like Market Drayton, Nantwich, and Crewe. Woore features local amenities including a village shop, primary school, pub, and church. The 2011 census recorded a population of about 1,100 residents.

THE ACCOMMODATION

The internal accommodation comprises on the ground floor of an Entrance Hallway, Sitting Room, Kitchen, Two Bedrooms, and Bathroom.

SERVICES

We understand that mains water, electricity and mains drainage are connected to the property. The property has the benefit of oil-fired 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

Shropshire County Council - Tel: 03456 789000

COUNCIL TAX BAND - B

CURRENT EPC RATING - D

SOLICITORS

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

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 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3000 plus VAT (£3,600).

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Email: propertyauctions@halls.gb.com





LOT 4

36 Birch Grove, Ruyton XI Towns, Shrewsbury,
Shropshire, SY4 1LH

Guide Price £70,000 - £80,000



DESCRIPTION

A deceptively spacious and predominately first-floor two-bedroom apartment offering around 843 sq ft of well-proportioned living accommodation, all of which now requires a comprehensive scheme of modernisation and improvement.

LOCATION

The property enjoys a pleasant position on the edge of the popular village of Ruyton XI Towns, a well situated Shropshire village with a range of amenities, including School, Church, Public House, and Church whilst being well located for access to the nearby centres of Baschurch and Ellesmere, both of which enjoy wider range of facilities, including further schooling, Supermarket, Restaurants, and a range of independent shops.

THE ACCOMMODATION

The accommodation comprises, a Living Room, Kitchen/Breakfast Room, two Bedroom, and a Bathroom, together with a ground floor Entrance Hall containing useful storage areas. Also complemented by a generous level of external space, with a partially paved driveway positioned to the front of the property, this leading through, via a covered carport which provides further parking, to private rear gardens which presently feature an area of lawn intersected by a concrete walkway; the gardens provides excellent potential for landscaping and improvement.

SERVICES

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

TENURE

The property is said to be of Leasehold tenure and we are informed that a lease of 125 years was granted in 1990, thus, approximately 90 years remain unexpired on the lease. Vacant possession will be granted upon completion of the sale.

LOCAL AUTHORITY

Shropshire County Council - Tel: 03456 789000

COUNCIL TAX BAND - A

CURRENT EPC RATING - D

SOLICITORS

Mr P Harfitt of Harfitts Solicitors, Wem – Tel: 01939 232775

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 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3000 plus VAT (£3,600).

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 5

2 The Elms, Weston-Under-Redcastle,
Shropshire, SY4 5LS

Guide Price £89,000 - £99,000



DESCRIPTION

A spacious three-bedroom semi-detached home set in the quiet hamlet of Weston requiring modernisation. The property offers generous accommodation and benefits from ample off-road parking. 2 The Elms presents a fantastic opportunity for a renovation project in a peaceful rural setting.

LOCATION

The property is located in the rural hamlet of Weston, approximately 5 miles north of Wem and within easy reach of Shrewsbury. Shrewsbury has a most comprehensive range of recreational, educational and leisure facilities.

THE ACCOMMODATION

The accommodation comprises of an Entrance Hallway, Living Room, Kitchen, Pantry, Utility, WC/Landing, 3 first floor Bedrooms and a Family Bathroom.

SERVICES

We understand that mains water, electricity, drainage is connected to 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 Council – Tel: 03456 789000

COUNCIL TAX BAND - C

CURRENT EPC RATING - F

SOLICITORS

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

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 2.5% plus VAT, i.e. {3%} of the "hammer price", subject to a minimum fee of £3,000 plus VAT {£3,600}.

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.

Halls¹⁸⁴⁵

ENQUIRIES

James Evans

Office: Commercial

Tel: 01743 450700

Email: propertyauctions@halls.gb.com





LOT 6

5 Balmer Crescent, Welshampton, Nr Ellesmere,
Shropshire, SY12 0PN

Guide Price £85,000 - £95,000



DESCRIPTION

An extended 3/5 bedroom semi-detached house in Welshampton, near Ellesmere, requiring modernisation, with gardens, storage rooms and outbuildings.

LOCATION

Welshampton is a peaceful rural hamlet in north Shropshire, located close to the market towns of Wem and Ellesmere, with Shrewsbury within easy reach. The area is known for its scenic countryside and proximity to waterways, including the nearby Llangollen Canal. Excellent road links, such as the A495, provide convenient access to surrounding towns and the wider region.

THE ACCOMMODATION

The internal accommodation comprises, on the ground floor, an Entrance Hallway, Living Room, Under Stairs Cupboard, Kitchen, Second Hallway, Two Rooms/Bedrooms, and a Bathroom. The first floor comprises of a Landing and Three Bedrooms plus a Room with built-in shelving, formerly a bathroom. A planning condition applies to the extension; buyers should seek advice.

SERVICES

We understand that mains water, electricity, drainage with oil fired central heating are connected to 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

COUNCIL TAX BAND - B

CURRENT EPC RATING - F

SOLICITORS

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

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 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3000 plus VAT (£3,600).

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.



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Tel: 01743 450700

Email: propertyauctions@halls.gb.com





LOT 7

Approximately 8.78 Acres of Land at Ercall Heath, Childs Ercall, Market Drayton, Shropshire, TF10 8NQ

Guide Price £80,000 - £90,000



DESCRIPTION

The land comprises approximately 8.78 acres of level, good-quality mowing and grazing land, which is divided into three parcels and offers excellent potential for a range of uses, with a useful livestock building situated within the northernmost corner.

LOCATION

The land is located on the outskirts of the rural hamlet of Ercall Heath, just off the road which leads from Tibberton to Howle. It lies approximately 1.3 miles north of Tibberton and 6 miles east of Newport.

THE LAND

The land comprises approximately 8.78 acres of level, good-quality mowing and grazing land, which is divided into three parcels. We are advised the land is accessed via the trackway to the east of the land, from the Tibberton to Howle road. We understand that a restricted byway runs over and adjacent to the track. The land offers excellent potential for a range of uses, with a useful livestock building being situated within the northernmost corner, of pole and corrugated steel construction, spanning 50ft x 35ft. The boundaries to the land comprise stock fences, being a mix of post and wire, and post and rail fences, some of which have recently been renewed.

SERVICES

We understand there are no services currently connected to the land. 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

Mr J Middleton of Janet Middleton Licensed Conveyancers, Telford
Tel: 01952 605577

BUYERS PREMIUM

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AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information.



ENQUIRIES

Louise Preece

Office: Shrewsbury

Tel: 01743 450700

Email: louise@halls.gb



LOT 8 38 Diksmuide Drive, Ellesmere, Shropshire, SY12 9QA

Guide Price £150,000



DESCRIPTION

A well proportioned three-bedroom detached family home accompanied by driveway and integral garage, now requiring comprehensive renovation works, conveniently situated in a popular residential location within walking distance of Ellesmere town centre.

LOCATION

38 Diksmuide Drive lies within a popular residential development just a short walk from Ellesmere's many amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. Whilst remaining within within a 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

The Accommodation comprises, on the ground floor, an Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room and a Cloakroom, together with 3 first floor Bedrooms and a Family Bathroom.

SERVICES

We understand that the property benefits from mains water, electrics, 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 - C

CURRENT EPC RATING - C

SOLICITORS

Miss J Morris of Gough-Thomas & Scott, Ellesmere
Tel: 01691 622413

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 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

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

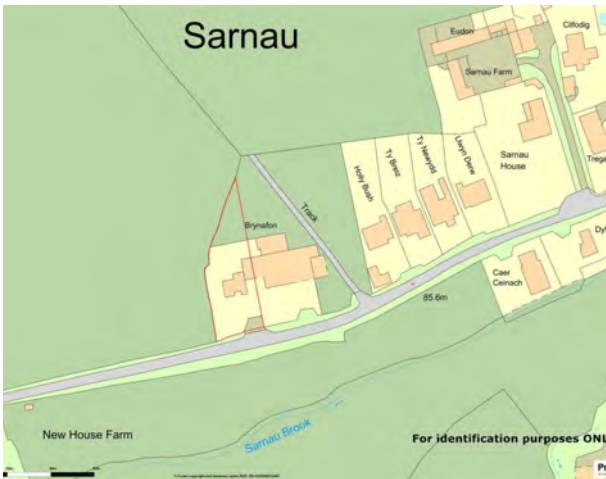
Tel: 01691 622602

Email: ellesmere@hallsgb.com



LOT 9 Brynffynon, Sarnau, Llanymynech, Powys, SY22 6QN

Guide Price £175,000 - £200,000



DESCRIPTION

A well-proportioned to-be detached three-bedroom family home situated within generous gardens with extend to around 0.28ac, all now offering excellent potential for comprehensive modernisation, peacefully situated against a backdrop of open countryside on the perimeter of Sarnau.

LOCATION

Brynffynon is situated on the edge of the rural Hamlet of Sarnau in the heart of attractive unspoilt countryside. Whilst enjoying this quiet/rural location it is within easy motoring distance of the border towns of Oswestry (10.5 miles) and Welshpool (8.5 miles) both of which, have an excellent range of local Shopping, Recreational and Educational facilities. The county town of Shrewsbury is also within a short drive (17 miles) and has a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION

Brynffynon is a to-be detached three Bedroom family home providing over 1,250 sq ft of well proportioned and flexibly arranged living accommodation situated across two generous floors, all of which now offers excellent potential for modernisation and improvement, whilst comprising, on the ground floor and Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, and Laundry/Store, together with three first floor Bedrooms and a family Bathroom. The property is positioned within generous gardens which extend to around 0.28ac.

SERVICES

We are advised that the property benefits from mains electric. Drainage is to a private system and water is provided by a well. 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 826000

COUNCIL TAX BAND - E

CURRENT EPC RATING - F

SOLICITORS

Mr M Daly of Rowlinsons Solicitors, Runcorn - Tel: 01928 735333

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 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

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

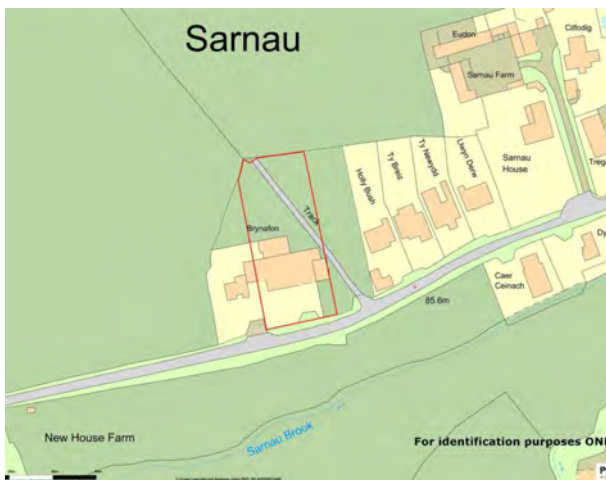
Email: ellesmere@halls.gb.com



LOT 10

Barns at Brynffynon, Sarnau, Llanymynech, Powys, SY22 6QN

Guide Price £125,000 - £150,000



DESCRIPTION

A substantial agricultural building with existing planning consent for conversion into two single-storey, open-market dwellings with a combined internal space of circa 3,600 sq ft, positioned within generous gardens and with associated parking, peacefully situated on the perimeter of the village of Sarnau.

LOCATION

The Barn at Brynffynon is situated on the edge of the rural Hamlet of Sarnau in the heart of attractive unspoilt countryside. Whilst enjoying this quiet/rural location it is within easy motoring distance of the border towns of Oswestry (10.5 miles) and Welshpool (8.5 miles) both of which, have an excellent range of local Shopping, Recreational and Educational facilities.

THE ACCOMMODATION

The sale provides buyers with an excellent opportunity to acquire a substantial agricultural building with existing planning permission for conversion into two open-market single-storey dwellings, both with generous gardens and associated parking.

SERVICES

We are advised that the property benefits from mains electric. Drainage will be via a newly installed private system and water is provided by a well. 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 826000

ADJOINING PADDOCK

To the east of the barn is an approximately 0.33ac paddock. Upon the fall of the hammer, the successful bidder will enjoy the automatic right to purchase the paddock for a fixed price of £25,000 plus buyers premium. Should the successful bidder not wish to exercise their automatic right to purchase, the paddock will be offered for sale by public auction with a guide of £15,000 - £20,000.

SOLICITORS

Mr M Daly of Rowlinsons Solicitors, Runcorn - Tel: 01928 735333

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 2.5% plus VAT, i.e. {3%} of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

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

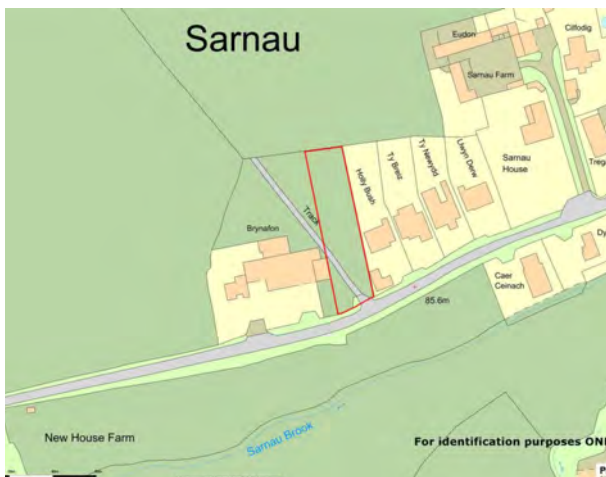
Email: ellesmere@halls.gb.com



LOT 11

Land To The East of Brynffynon, Sarnau, Llanymynech, SY22 6QN

Guide Price £15,000 - £20,000



DESCRIPTION

A conveniently sized parcel of predominately grassland extending to around 0.33 acres, benefitting from easy road access and with open views to the rear, peacefully situated on the perimeter of the popular village of Sarnau.

LOCATION

The land is situated on the edge of the rural Hamlet of Sarnau in the heart of attractive unspoilt countryside. Whilst enjoying this quiet/rural location it is within easy motoring distance of the border towns of Oswestry (10.5 miles) and Welshpool (8.5 miles) both of which, have an excellent range of local Shopping, Recreational and Educational facilities.

THE LAND

The land, which presently forms part of Brynffynon, extends, in all, to around 0.33ac, or thereabouts, and enjoys convenient access from the south via a council-maintained road, with open farmland positioned to the rear. The land over scope for a variety of usages, namely the grazing of a range of livestock but particularly horses or ponies, and may, potentially, offer scope for development in years to come (LA consent permitting).

SERVICES

We are advised that the land does not, at present, enjoy access to any mains services. 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 826000

COUNCIL TAX BAND - A

CURRENT EPC RATING - D

SOLICITORS

Mr M Daly of Rowlinsons Solicitors, Runcorn - Tel: 01928 735333

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 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

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.

NB

The purchaser of Lot 10 will have an automatic right to purchase Lot 11 at a fixed price of £25,000. Should this automatic right be exercised, Lot 11 will not be offered for sale at this auction.



ENQUIRIES

Sean Edwards

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Email: ellesmere@halls.gb.com



LOT 12

83 Shrewsbury Road, Market Drayton,
Shropshire, TF9 3DN

Guide Price £80,000 - £90,000



DESCRIPTION

A two-bedroom semi-detached house in a popular area of Market Drayton, just 0.5 miles from the town centre. The property requires modernisation making an ideal renovation project.

LOCATION

Market Drayton is a market town and civil parish on the banks of the River Tern in Shropshire, England. It is close to the Cheshire and Staffordshire borders. It is located between the towns of Whitchurch, Wem, Nantwich, Newcastle-under-Lyme, Newport and the city of Stoke on Trent. The town is on the Shropshire Union Canal and bypassed by the A53 road.

THE ACCOMMODATION

The internal accommodation comprises on the ground floor of an Entrance Hallway, Kitchen, and Sitting Room. The first floor comprises of a Landing, Two Bedrooms, and a Bathroom, with a cupboard off Bedroom 2.

SERVICES

We understand that mains water, electricity, drainage and gas are connected to the property. The property has the benefit of gas fired 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

Shropshire County Council – Tel: 03456 789000

COUNCIL TAX BAND - A

CURRENT EPC RATING - D

SOLICITORS

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

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 2.5% plus VAT, i.e. {3%} of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

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: propertyauctions@halls.gb.com





LOT 13 8 Highfields, Market Drayton, Shropshire, TF9 1BT

Guide Price £89,000 - £99,000



DESCRIPTION

This semi-detached home offers great potential and, while in need of modernisation, features a well-proportioned layout with living spaces on the ground floor, bedrooms and bathroom upstairs, front and rear gardens, and useful integral store.

LOCATION

Market Drayton is a market town and civil parish on the banks of the River Tern in Shropshire, England. It is close to the Cheshire and Staffordshire borders. It is located between the towns of Whitchurch, Wem, Nantwich, Newcastle-under-Lyme, Newport and the city of Stoke on Trent. The town is on the Shropshire Union Canal and bypassed by the A53 road.

THE ACCOMMODATION

The internal accommodation comprises on the ground floor of an Entrance Hallway, Sitting Room, Kitchen, and Two Cupboards. The first floor comprises of a Landing, Three Bedrooms (two with cupboards) and a bathroom.

SERVICES

We understand that mains water, electricity, drainage and gas are connected to the property. The property has the benefit of gas fired 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

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 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 2.5% plus VAT, i.e. {3%} of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

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

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Email: propertyauctions@halls.gb.com





LOT 14

2 Rea Bridge, Coleham Head, Shrewsbury,
Shropshire, SY3 7BW

Guide Price £100,000 - £125,000



DESCRIPTION

A charming yet spacious 2 bedroom period town house offering well proportioned and well laid out accommodation located alongside the Reabrook. The property has been updated internally and offers a reception hall, sitting room, dining room, kitchen, 2 double bedrooms and a bathroom. The property has the benefit of gas central heating, double glazing and an enclosed courtyard garden.

LOCATION

The property is situated with a selection of amenities are offered close by in Coleham, including a newsagents, hairdressers, chemist and convenience store. Access is gained to the town centre which offers a fashionable and comprehensive range of social and leisure facilities together with a rail service. Prospective purchasers will note that the property is close to some delightful walks along the banks of the River Severn.

THE ACCOMMODATION

The property has been updated internally and offers a reception hall, sitting room, dining room, kitchen, 2 double bedrooms and a bathroom. To the rear is an enclosed courtyard garden which has been laid for ease of maintenance and offers a good level of privacy and is enclosed with wooden fencing.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. 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

Ms J Walmsley of Hatchers Solicitors, Shrewsbury
Tel: 01743 237617

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 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

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 15 9 Cross Bank, Church Stretton, Shropshire, SY6 6QZ

Guide Price £117,000 - £135,000



DESCRIPTION

A three bedroom semi-detached house with front and rear gardens and offroad parking. The property is in need of modernisation but offers generous space and potential.

LOCATION

The property is located fronting onto Cross Banks in an established residential area of the town of Church Stretton and is located on the edge of the town of Church Stretton where it merges into Little Stretton and is located within proximity of all local amenities. The property is located approximately 1 mile south of Church Stretton town centre.

THE ACCOMMODATION

The internal accommodation comprises on the ground floor of an Open plan Dining Area and Kitchen, Sitting Room, Lounge and Toilet. The first floor comprises of a Landing, 3 Bedrooms and a Bathroom.

SERVICES

We understand that the property has mains water, electricity, drainage and gas are connected. 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 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 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

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: propertyauctions@halls.gb.com





LOT 16 13 Cross Bank, Church Stretton, Shropshire, SY6 6QZ

Guide Price £112,500 - £130,500



DESCRIPTION

A three bedroom semi-detached house with front and rear gardens and offroad parking. The property is in need of modernisation but offers generous space and potential.

LOCATION

The property is located fronting onto Cross Banks in an established residential area of the town of Church Stretton and is located on the edge of the town of Church Stretton where it merges into Little Stretton and is located within proximity of all local amenities. The property is located approximately 1 mile south of Church Stretton town centre.

THE ACCOMMODATION

The internal accommodation comprises on the ground floor of an Entrance lobby, open plan Dining Area and Kitchen, Sitting Room, Stores and understairs stores. The first floor comprises of 2 Bedrooms and a Bathroom.

SERVICES

We understand that the property has mains water, electricity, drainage and gas are connected. 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 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 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

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

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Email: propertyauctions@hallsgb.com





LOT 17

12 Caldecott Crescent, Whitchurch,
Shropshire, SY13 1JN

Guide Price £80,000 - £90,000



DESCRIPTION

This two bedroom semi-detached home offers great potential and, while in need of modernisation, features a well-proportioned layout with living spaces the ground floor, two bedrooms and bathroom upstairs, front and rear gardens, and useful outbuildings.

LOCATION

Whitchurch is a market town and civil parish in north Shropshire, England, close to the borders of Cheshire and Wales. It lies near the towns of Wem, Nantwich, Malpas, and Audlem, and within easy reach of Wrexham and Chester. The town is situated near the Whitchurch Arm of the Shropshire Union Canal and is bypassed by the A41 and A525 roads.

THE ACCOMMODATION

The internal accommodation comprises on the ground floor of an Entrance Hallway, Living Room, Kitchen, and Store Cupboard. The first floor comprises of a Landing, 2 Bedrooms, a Bathroom, and Cupboards off both Bedrooms.

SERVICES

(not tested at the time of inspection)

We understand that mains water, electricity, drainage and gas are connected to the property. The property has the benefit of gas fired central heating.

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 - E

SOLICITORS

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

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 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directPri tn thP c;PIIPr'c; solicitors.

Halls¹⁸⁴⁵

ENQUIRIES

James Evans

Office: Commercial

Tel: 01743 450700

Email: propertyauctions@halls.gb.com





LOT 18 22 Kerry Green Bishops Castle, Shropshire, SY9 5AR

Guide Price £85,000 - £95,000



DESCRIPTION

A three bedroom semi-detached house with front and rear gardens, requiring modernisation, the home has significant potential.

LOCATION

Bishop's Castle is a historic market town and civil parish located in the southwest of Shropshire, England, near the Welsh border. Surrounded by the picturesque Shropshire Hills Area of Outstanding Natural Beauty, it lies between the towns of Montgomery, Clun, Church Stretton, and Newtown. The town is known for its independent shops and cultural events, and is accessed via the A488 and B4385 roads.

THE ACCOMMODATION

The internal accommodation comprises on the ground floor of an Entrance Hallway, Sitting Room, Kitchen, and Bathroom. The first floor comprises of a Landing and Three Bedrooms, with a cupboard off Bedroom 1.

SERVICES

We understand that mains water, electricity, drainage and gas are connected to 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

COUNCIL TAX BAND - B

CURRENT EPC RATING - D

SOLICITORS

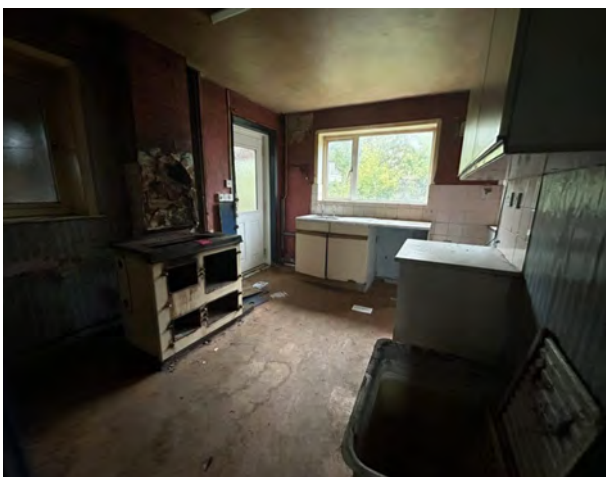
Ms A Bhailok of Forbes Solicitors, Preston - Tel: 01772 220240

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 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

AGENTS NOTE

Please review the sales particulars and contract pack/special conditions for full information. Any legal queries must be directPri tn thP c;PIIPr'c; solicitors.



ENQUIRIES

James Evans

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Email: propertyauctions@halls.gb.com





LOT 19

**12-13 Horsebridge, Minsterley, Shrewsbury,
Shropshire, SY5 0AH**

Guide Price £125,000 - £150,000



DESCRIPTION

A highly appealing and particularly spacious detached house, offering a versatile layout, set with large gardens offering fantastic potential, in this popular rural locality. Set in all approx. 0.27 acres.

LOCATION

The property is attractively positioned just outside the village of Minsterley, which provides a selection of basic amenities including a mini supermarket, fish and chip shop, public house, church, primary school and veterinary surgery. A few miles away is Pontesbury which has a greater selection of amenities including a dental and medical practice. The county town of Shrewsbury is readily accessible for commuters with the A5 giving a quick link to the M54 motorway through to Telford.

THE ACCOMMODATION

Originally two cottages, 12-13 Horsebridge was converted into one dwelling in 2005 and the ground floor now offers two generous reception rooms, a study, a spacious breakfast kitchen, utility room and ground floor bathroom. There are two separate staircases, one leads to two bedrooms and a bathroom, whilst the other provides access to two additional bedrooms. Outside, there is a gravelled off-street parking space for circa one vehicle. The gardens are especially generous in size, extending to approximately 0.27 acres, with majority of the gardens offering fantastic potential for landscaping.

SERVICES

Mains water, electricity and drainage are understood to be connected. 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 Council – Tel: 03456 789000

COUNCIL TAX BAND - D

CURRENT EPC RATING - E

SOLICITORS

Mrs J Parsons of Aaron & Partners, Shrewsbury - Tel: 01743 295264

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 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

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

Office: Shrewsbury

Tel: 01743 236444

Email: shrewsbury@halls.gb.com



LOT 20

The Blue School, 13-14 St. Luke's Road, Ironbridge, Telford, Shropshire, TF8 7PU

Guide Price £100,000 - £110,000



DESCRIPTION

This beautiful Grade II listed blue-brick building with stone dressings showcases rich character features, including gabled wings, mullioned windows, stone quoins, tall chimneys, and a tiled roof. Spanning about 495 sq m, it includes former headmaster's accommodation (2-3 bedrooms), a one-bedroom apartment, studio, six classrooms, and additional land with parking potential (STP).

LOCATION

Ironbridge is a renowned historic area nestled within the Severn Gorge, one of England's most striking and distinctive landscapes. The picturesque town centre lies beside the River Severn, where the slopes of the Gorge are adorned with an appealing blend of grand, detached period homes and quaint hillside cottages. Steeped in history, this remarkable area was a focal point of the Industrial Revolution and gained international fame in 1779 with the construction of the world's first iron bridge.

THE ACCOMMODATION

Nestled within the heart of the Ironbridge Gorge World Heritage Site, this charming Grade II listed former school offers endless potential (STPP). Brimming with character and space, it features a 2-bedroom duplex, 1-bedroom apartment, and studio, alongside generous former classrooms filled with light and history. Two separate parcels of land, including one with parking potential (STPP), make this a truly unique opportunity to create something special in a breathtaking setting.

SERVICES

We understand that the property has mains electric, water and drains connected. 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

Telford and Wrekin Council – Tel: 01952 383977

COUNCIL TAX BAND - B

CURRENT EPC RATING - EXEMPT

SOLICITORS

Mrs A Hunt of Elliott Bridgmam, Telford - Tel: 01952 684544

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 2.5% plus VAT, i.e. {3%} of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

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

Matt Gilbert

Office: Telford

Tel: 01952 971800

Email: telford@halls.gb.com



LOT 21

Bank Cottage, Bickley Town, Nr Malpas, Cheshire, SY14 8EQ

Guide Price £300,000 - £350,000



DESCRIPTION

A charming detached country cottage dating back to the 18th Century and situated on the Cholmondeley Estate. It is very rare that such a property with this amount of land in this location is made available by Public Auction. The property offers spacious accommodation, large gardens and ground to 3.4 acres.

LOCATION

Bank Cottage is located in Bickley Town, which is a small hamlet located in the heart of the Cheshire countryside. It is surrounded by beautiful rolling hills and lush green fields, offering a much desired picturesque and rural setting. Malpas is 3 miles away with the benefits of several very good schools, restaurants, pubs, a doctors surgery and a selection of local shops. The larger town of Whitchurch is 6 miles away and the property has good access to either the A41 and A49.

THE ACCOMMODATION

This charming detached cottage was used by the most recent tenant as a smallholding. The property will require some cosmetic modernisation. There are two reception rooms, breakfast kitchen, utility, W.C, two double bedrooms and a bathroom. There is an outbuilding, summer house and kitchen gardens. There is a drive to the side suitable for a number of cars. There are gardens to the front and side and to the rear is the land and paddocks that in total measure 3.4 acres. In addition, there are some animal shelters and a water feed to a drinking trough.

SERVICES

We understand that mains water and electricity are connected. Drainage is to private drainage system and there is an oil fired 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

Cheshire West & Chester – Tel: 03001 238123

COUNCIL TAX BAND - E

CURRENT EPC RATING - E

SOLICITORS

Ms K Danks of Howes Percival Solicitors, Norwich - Tel: 01603 284257

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 2.5% plus VAT, i.e. (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

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

Simon Dodds

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