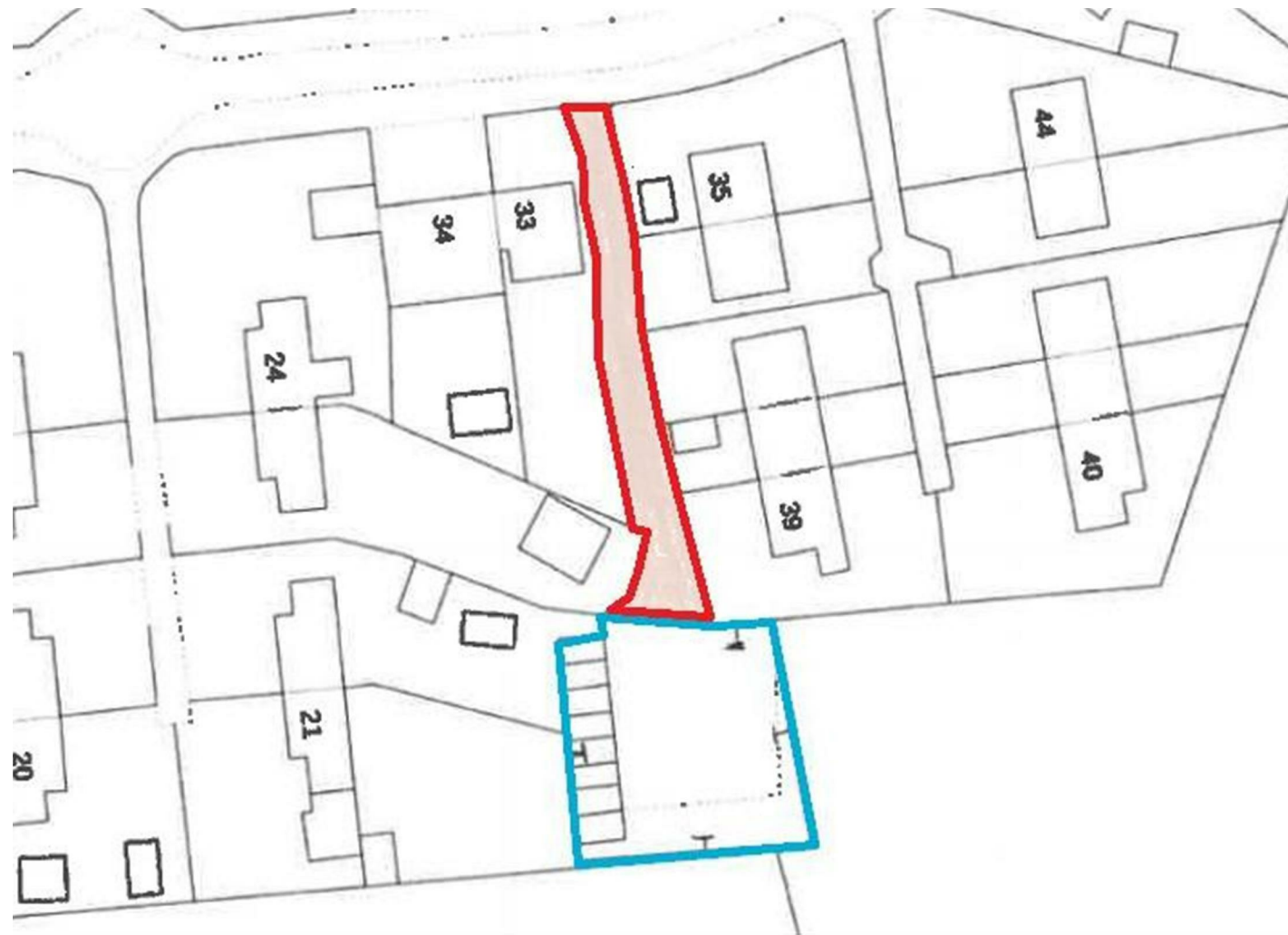


Garages at The Grove, Hodnet, Market Drayton, Shropshire, TF9 3NU



FOR SALE BY AUCTION Auction Guide Price £25,000

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

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.

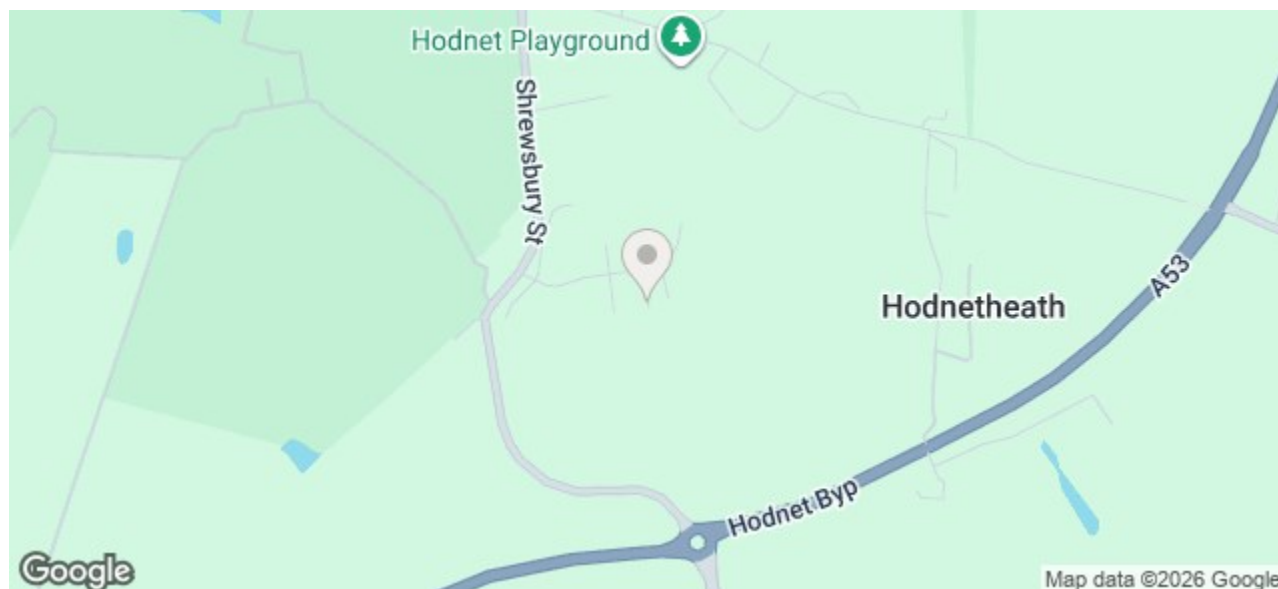
\*\* Auction Guide \*\* £25,000- £35,000 This terrace of 8 garages is located in a residential area in the village of Hodnet. The site offers additional parking on a total site of approximately 0.13 acres (0.052 hectares).



01743 450730 Property Auctions Halls Holdings House Battlefield, Shrewsbury, Shropshire, SY4 3DR



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



- Terrace of 8 garages
- Additional parking area
- Site area 0.13 acres (0.052 hectares)
- Residential location
- Future investment opportunity or redevelopment (subject to the necessary consents)
- Viewing highly recommended

**Description**

Halls Holdings Limited are favoured with the instructions from Connexus to offer this property for sale by Public Auction on Friday 31st July 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm

This terrace of 8 garages is located in a residential area in the village of Hodnet. The site offers additional parking on a site of approximately 0.13 acres (0.052 hectares).

**Situation**

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.

**Development Restrictions**

Prospective purchasers should be aware that the seller intends to impose restrictions on future development of the property. The precise wording and extent of these restrictions are currently being finalised and will be set out in the legal documentation. Interested parties are advised to make their own enquiries and review the legal pack carefully prior to bidding.

**What3Words**

///canal.proposes.empires

**Accommodation**

(all measurements are approximate)

The accommodation comprises of eight garages.

Site Area 0.13 acres - 0.052 hectares

**Services**

(not tested at the time of inspection)

**Council Tax Band**

Exempt

**Planning**

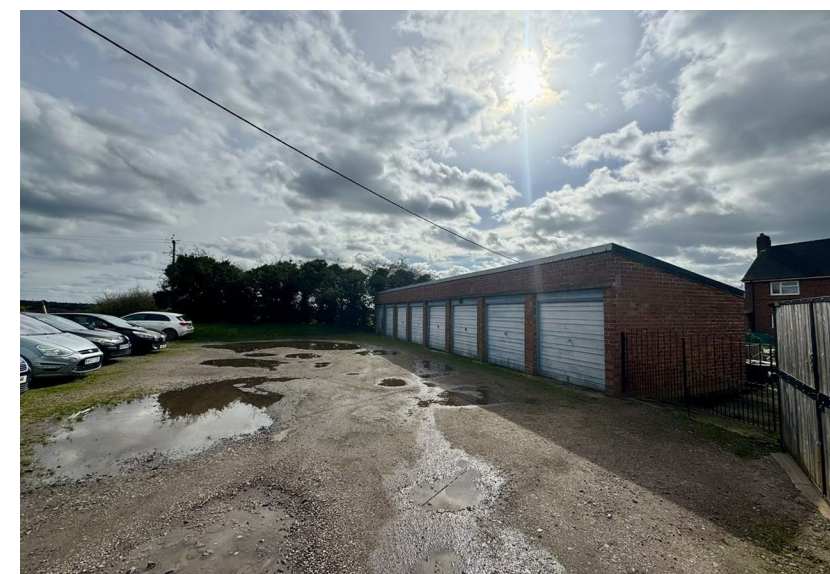
Prospective purchasers should rely on their own enquiries. The property is understood to benefit from planning consent for Use Class Sui Generis of the Town and Country Use Classes Order 1987.

**Tenure**

The property is to be offered for sale Freehold, with the benefit of vacant possession at completion. The property forms part of the Title Number SL189723 as shown edged approximately blue on the particulars and subject to access rights over the land shown edged red.

**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. 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.