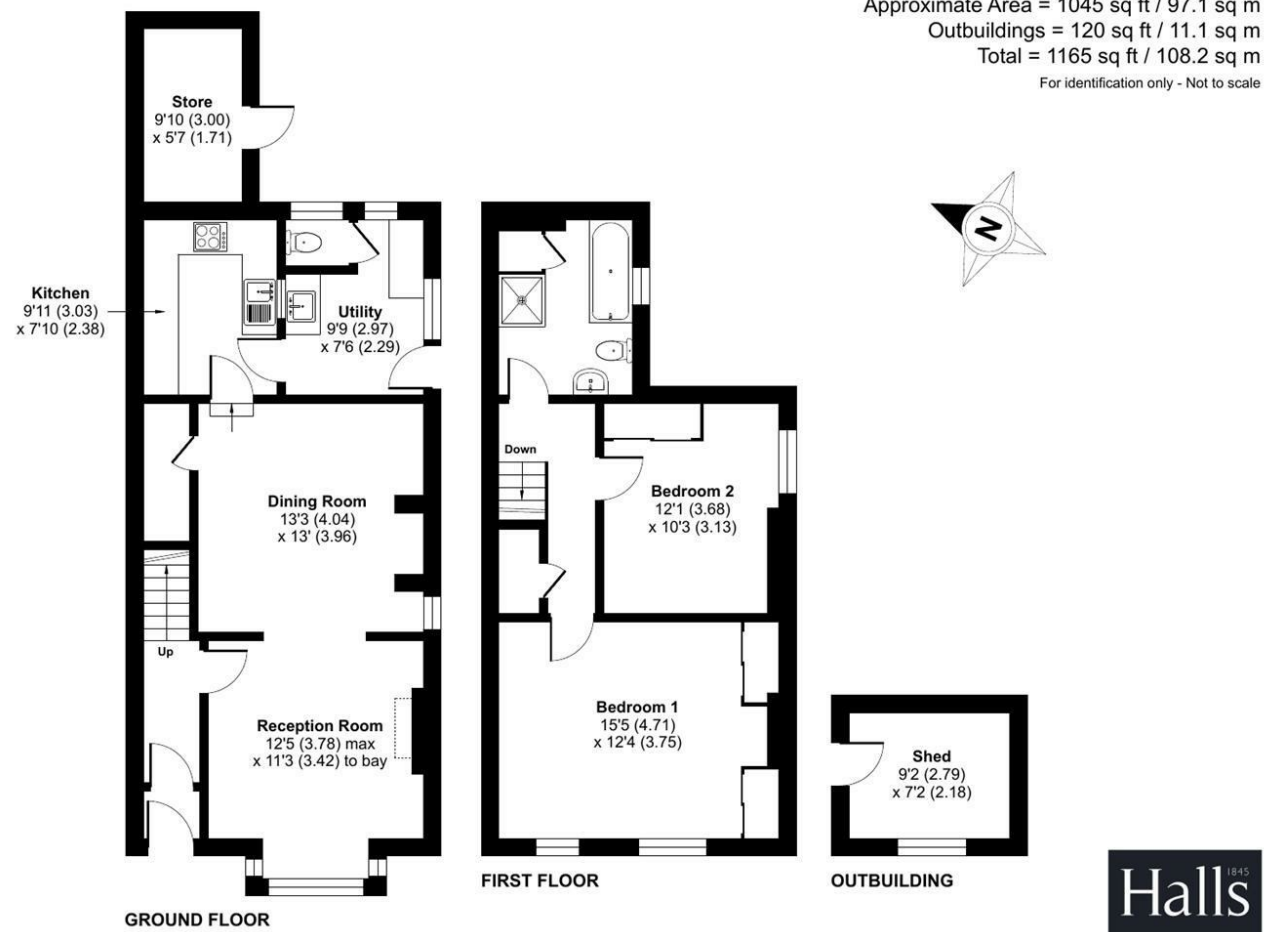


FOR SALE

Greenhill Pant, Oswestry, SY10 9QQ

Halls 1845



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1439820



FOR SALE

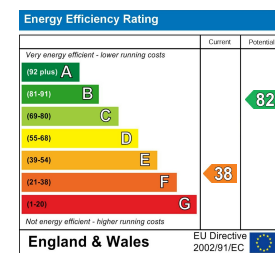
Auction Guide Price £110,000

Greenhill Pant, Oswestry, SY10 9QQ

**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



A traditional two-bedroom semi-detached cottage requiring modernisation, occupying an elevated plot with generous gardens and excellent scope to enhance, offered for sale by auction.



01691 670320

Oswestry Sales  
20 Church Street, Oswestry, Shropshire, SY11 2SP  
E: oswestry@hallsgb.com



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.



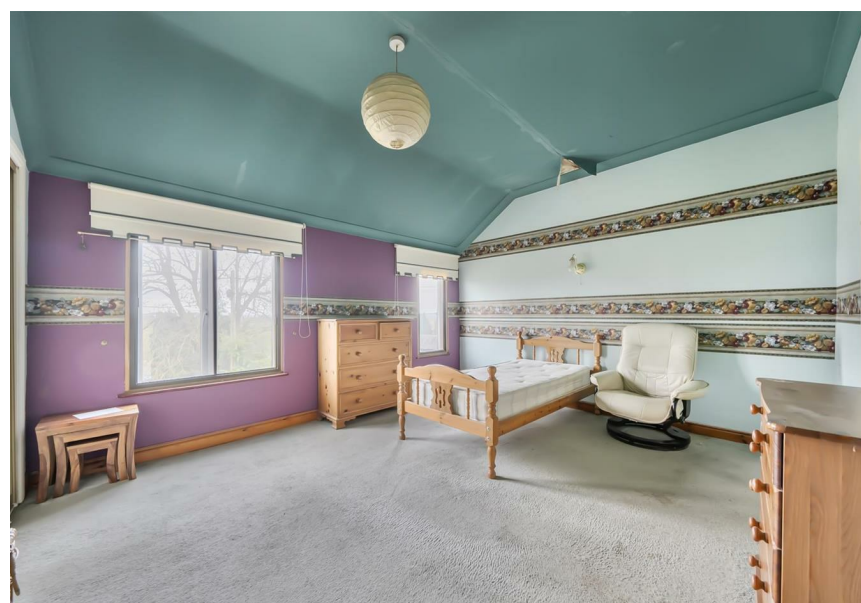
2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- For sale by public auction.
- Traditional two-bedroom semi-detached cottage.
- In need of modernisation throughout.
- Generous tiered rear gardens.
- Superb opportunity to add value.
- Great transport links.

**DESCRIPTION**

A particularly attractive opportunity to acquire a traditional two-bedroom semi-detached cottage, offered for sale by public auction and presenting excellent scope for improvement, refurbishment and value enhancement.

The property occupies an elevated setting and enjoys well-proportioned accommodation extending to approximately 1,045 sq ft, together with a useful detached outbuilding.

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 a comprehensive programme of updating, it offers excellent potential for those seeking a project, whether for resale, investment or owner occupation

**OUTSIDE**

The property is approached from the roadside frontage with steps rising to the front entrance and a parking to the side.

To the rear is a particularly generous sloping garden arranged over several tiers, featuring mature trees, established shrubs, pathways and retained sections, all of which provide excellent scope for landscaping and the creation of an impressive outdoor space.

A detached brick outbuilding/store offers useful ancillary storage and could lend itself to workshop or hobby use.

**SITUATION**

The property occupies a convenient position within easy reach of local amenities and road links, whilst still enjoying an elevated outlook to the rear. The setting combines practicality with the opportunity to create a charming character home in an established residential location.

**DIRECTIONS**

From Halls Estate Agents in Oswestry proceed out of town on the A483 towards Welshpool. Continue through Llyncllys and into the village of Pant. Proceed through the village, passing the village shop/Co-op on your right-hand side, and continue a short distance thereafter where the property will be found on the right-hand side.

**W3W**

///footpath.urban.inspects

**AUCTION/LLEGAL PACK**

A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from the Selling Agent (see Conditions of Sale below).

**BUYERS PREMIUM**

Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of Auction, which has been set at 3.5% of the purchase price, plus VAT or a minimum fee of £4,000, plus VAT (£4,800). This will apply if the property is sold before, at or after the Auction.

**BUYERS REGISTER**

Purchasers interested in bidding for a lot are required to complete a BUYER'S REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. FAILURE TO REGISTER MAY RESULT IN THE AUCTIONEER REFUSING TO ACCEPT YOUR BID.

**CONDITION OF SALE**

Please note that the property is sold in accordance with the Common Auction Conditions (4th Edition, March 2018) (a copy of which is included with the Legal Pack). 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 auctioneers at the auction, but will be available for inspection at the auctioneer's offices or 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.

**SERVICES**

The property benefits from mains water and electric. There is no central heating system installed in the property.

**TENURE**

Freehold with vacant possession on completion.

**LOCAL AUTHORITY**

Shropshire County Council

**COUNCIL TAX BAND**

Council Tax Band: A

**VIEWINGS**

Strictly by appointment with the selling agent.

**\*IMPORTANT\* AUCTION ANTI-MONEY LAUNDERING REQUIREM**

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).