



WHITE GABLES & CABIN LANE

OSWESTRY | SY11 2LY



***FOR SALE BY PUBLIC AUCTION - FRIDAY 24TH JULY 2026*

AUCTION GUIDE PRICE: £80,000 - £90,000

A four bedroom Detached House with Potential and Planning Permission in an Established Oswestry Location.

Auction Guide Price £80,000



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- Full PP for refurbishment and extension
- Well-positioned plot
- Excellent renovation or redevelopment opportunity
- Sought-after Oswestry residential location
- Easy access to the A5 trunk road
- Offered for sale by Public Auction

DESCRIPTION

White Gables is a detached four-bedroom property occupying a generous plot within a sought-after residential area of Oswestry, now requiring a programme of improvement but offering clear potential for renovation, repositioning or redevelopment, subject to a purchaser's own requirements. The property also benefits from full planning permission for the demolition of the existing dwelling and erection of a replacement dwelling with detached garage.

The existing property is a traditional detached family home requiring a full programme of refurbishment throughout, but offering spacious accommodation with excellent proportions and tremendous potential for improvement. The current layout provides multiple reception rooms, kitchen, cloakroom and four bedrooms to the first floor, making it ideal for those seeking a renovation project or investment opportunity.

In addition, proposed plans have been prepared for a superb contemporary four-bedroom bungalow extending to approximately 129 sq.m (excluding garage), featuring impressive open-plan kitchen/dining/living accommodation, principal bedroom with en suite, separate utility, detached garage and private driveway parking.



OUTSIDE

The property occupies a generous plot with front and rear gardens, driveway parking and detached garage. The size of the plot provides excellent potential for extension or redevelopment, subject to the necessary planning permissions.

SITUATION

Situated within the popular market town of Oswestry, the property enjoys convenient access to a wide range of local amenities including supermarkets, independent shops, schools, restaurants and leisure facilities. Oswestry also benefits from excellent road links via the A5 and A483, providing straightforward access towards Shrewsbury, Chester and the wider Midlands.

DIRECTIONS

From Halls Oswestry office, proceed out of town along Willow Street and continue onto Welsh Walls. At the roundabout, take the appropriate exit towards Cabin Lane and continue along Cabin Lane for a short distance. White Gables, No. 8, will be found on your right-hand side.

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AUCTION/LEGAL 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, electric, drainage and gas.

AGENT NOTES

The property appears to have suffered from some form of structural movement. No surveys have been carried out and prospective purchasers should make their own investigations.

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Shropshire County Council.



COUNCIL TAX BAND

Council Tax Band: D

VIEWINGS

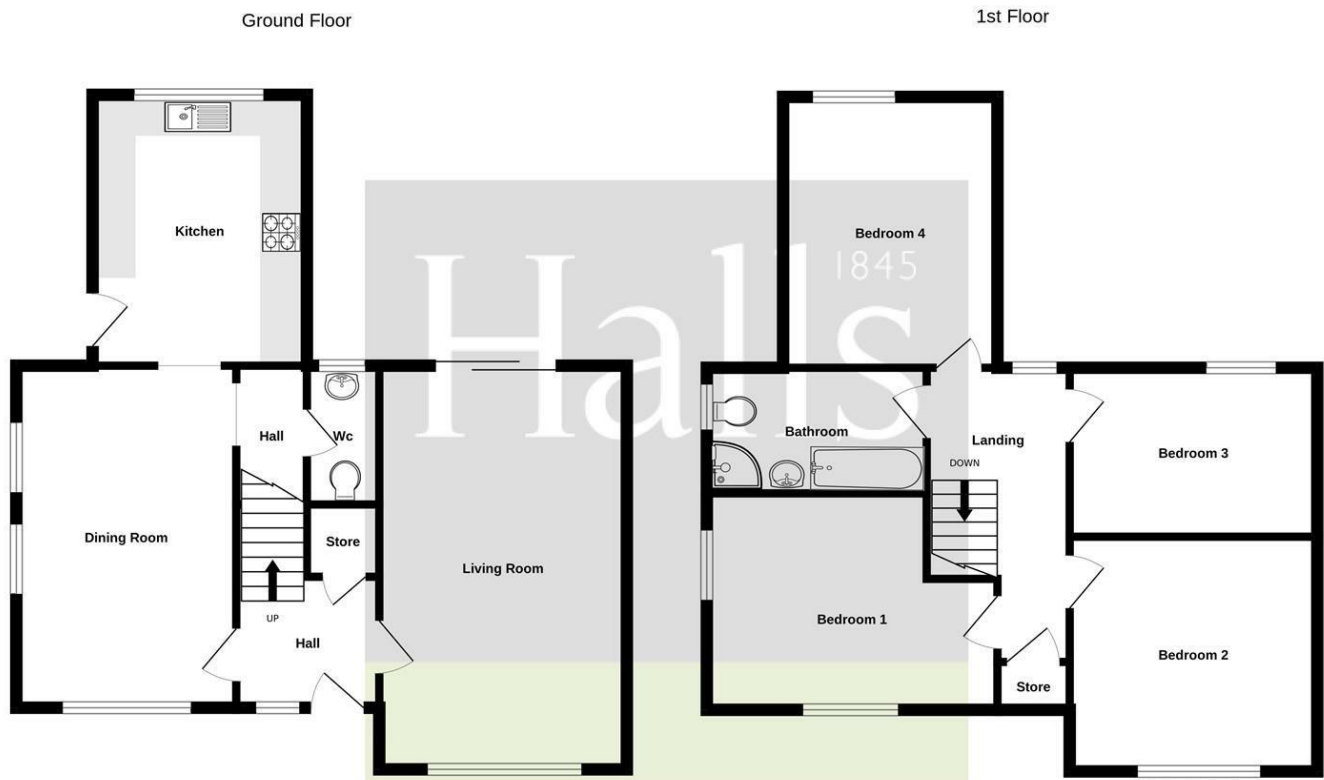
Strictly by appointment with the selling agent.

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.

PLANNING PERMISSION

The property has been granted full planning permission under reference 26/00179/FUL for the proposed demolition of the existing dwelling and garage and erection of a replacement dwelling and detached garage with all associated works.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.