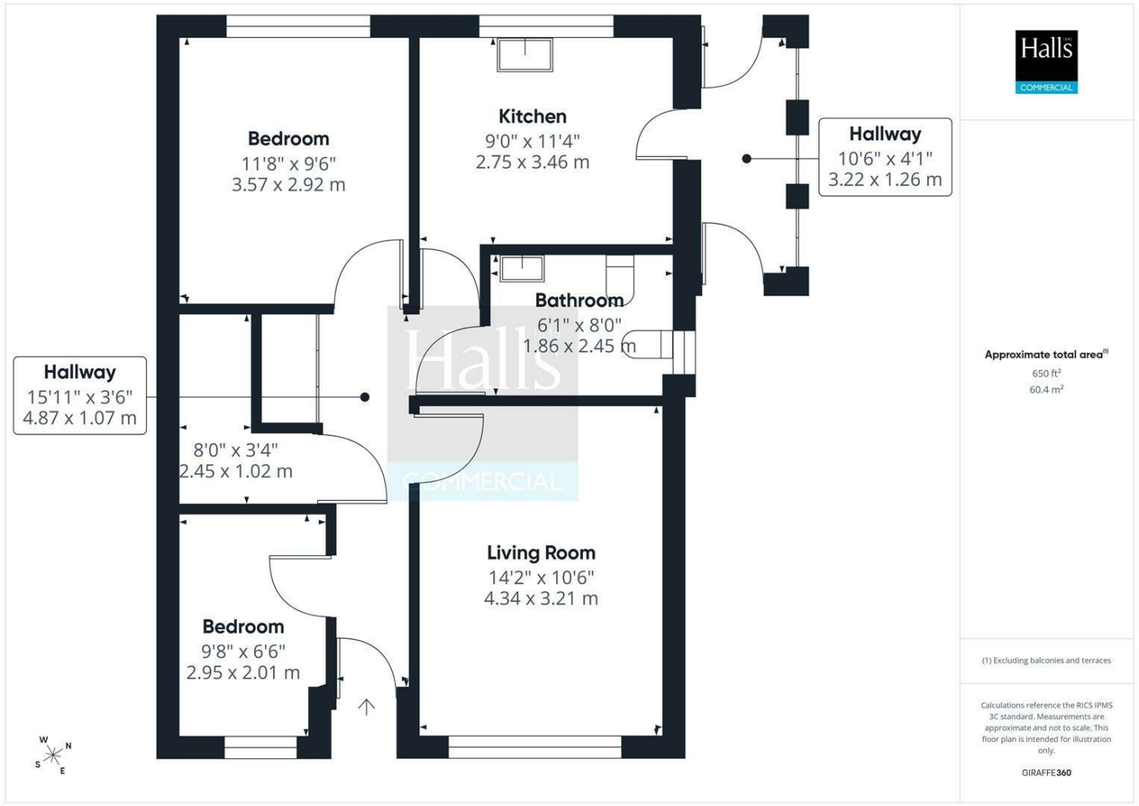
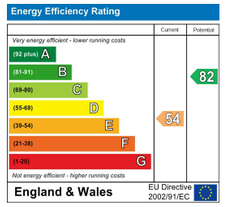
FOR SALE BY AUCTION

4 Jubilee Way Platt Lane, Whixall, Whitchurch, SY13 2NY



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



Halls 1845

01743 450730

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

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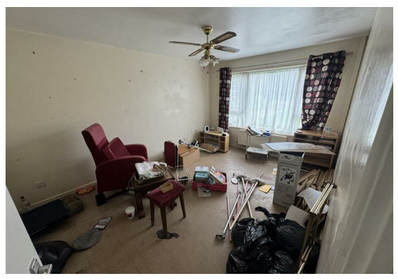
FOR SALE BY AUCTION £85,000

4 Jubilee Way Platt Lane, Whixall, Whitchurch, SY13 2NY

Auction Guide £85,000-£105,000
A semi-detached two-bedroom bungalow set on a generous plot with driveway parking and gardens. Requiring modernisation, the property offers excellent potential and is constructed of traditional brick beneath a tiled roof. Situated in the rural village of Whixall, the property enjoys a peaceful countryside setting close to Whitchurch. Viewing is highly recommend.
*Please note the property will be cleared prior to completion.

Connexus



FOR SALE BY AUCTION

null Reception Room/s

null Bedroom/s

null Bath/Shower Room/s

- **Semi-detached two-bedroom bungalow on a generous plot**
- **Driveway parking and good-sized gardens**
- **Reception hall, sitting room, kitchen, adapted bathroom, storage room**
- **Requires modernisation throughout**
- **Rural Whixall location with Whitchurch down the road**

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.

A semi-detached two-bedroom bungalow set within a generous plot with gardens and driveway parking. The accommodation comprises a reception hallway, sitting room, kitchen, adapted bathroom, storage room and two bedrooms, together with integral stores accessible both internally and externally. The property requires some modernisation but has significant potential that can only be appreciated by undertaking an inspection of the property, the property is of traditional brick construction sitting under a tiled roof cover.

Situation
The property is situated in the rural North Shropshire village of Whixall, close to the Welsh border and surrounded by attractive countryside. The village benefits from a primary school and active community facilities, whilst the nearby market town of Whitchurch, approximately 6 miles away, provides a wider range of shopping, educational and leisure amenities. The location offers a peaceful village setting with convenient access to surrounding towns and transport links.

Accommodation
(all measurements are approximate)
The accommodation comprises of following

Ground Floor
Hallway 15'11 x 3'6
Living room 14'2 x 10'6
Kitchen 9'0 x 11'4
Bathroom 6'1 x 8'0
Bedroom 1: 9'8 x 6'6
Bedroom 2: 11'8 x 9'6
Storage Room: 8 x 3'4

Outside
Large driveway, front and rear gardens with attractive countryside views. The property also benefits from a substantial timber shed.

Services
(not tested at the time of inspection)
We understand that mains water and electricity are connected to the property. It's understood the property benefits from Oil fired central heating.

EPC
E

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.

Council Tax Band
B

W3W
///belt.quaking.stud

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.

***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.

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.