



LOT 2

Approx 3.48 Acres of Amenity Land, Whixall, Whitchurch, Shropshire, SY13 2QJ

Guide Price £35,000



DESCRIPTION

A versatile and conveniently sized parcel of amenity land with canal frontage, extending to approximately 3.48 acres, or thereabouts, ideal for the grazing of a range of livestock, particularly horses, peacefully situated in a popular rural location within the village of Whixall.

LOCATION

The land is situated in a peaceful yet accessible position within the village of Whixall, and retains a convenient proximity to the towns of Whitchurch (4 miles) and Ellesmere (8 miles), both of which provide a respectable range of day to day amenities. The county towns of Shrewsbury (16 miles) and Chester (25 miles) are both also within easy motoring distance and have a more comprehensive range of amenities of all kinds.

THE LAND

The land (outlined in blue on the corresponding plan) extends, in all, to approximately 3.48 acres, or thereabouts, and is accessed off a council-maintained road which crosses Starks Bridge. Most notably, the land provides canal frontage onto the Ellesmere Canal (towpath side), with the Grade II* listed Starks Bridge situated almost immediately beyond the Western boundary and providing an attractive backdrop. The land is broadly flat and provides an excellent opportunity for the grazing of a variety of livestock, particularly horses, whilst, at present, being retained within one conveniently sized enclosure with predominately mature hedge boundaries.

SERVICES

We understand that the land has no mains services currently in place, 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

Ms H Livsey of Hatchers, Shrewsbury – Tel: 01743 237722

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 £2,500 plus VAT (£3,000).

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

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LOT 4

3 Shrewsbury Road, Cressage, Shrewsbury,
Shropshire, SY5 6AA

Guide Price £100,000 - £125,000



DESCRIPTION

A mature semi-detached cottage requiring extensive modernisation and improvement, set with generous gardens in a sought after village location.

LOCATION

The property is pleasantly situated in the village of Cressage which offers a village shop, primary school and village hall. Cressage is extremely convenient for access to Shrewsbury, which provides a comprehensive range of shopping and leisure amenities. It is also well placed for Telford, Much Wenlock and Bridgnorth, with good road links to the M54 and onto the West Midlands.

THE ACCOMMODATION

The property would benefit from a scheme of renovation and improvement works throughout. The ground floor comprises of a ground floor kitchen, lounge diner and bathroom, together with 3 first floor bedrooms. The gardens are generous in size and are predominantly laid to lawn, whilst containing a number of different shrubs, plants and trees. Due to the size of the gardens, there is potential to extend, subject to the necessary local authority consents.

SERVICES

We understand that the property has mains water, electricity 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 Council – Tel: 03456 789000

COUNCIL TAX BAND – C

CURRENT EPC RATING – G

SOLICITORS

Mr D Town of Muckle LLP, Newcastle Upon Tyne – Tel: 01912 117826

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ENQUIRIES

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