

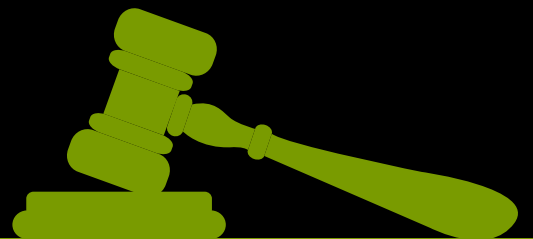


Halls¹⁸⁴⁵

Collective Property & Land Auction

Friday 25th July 2025 at 3pm

Halls Holdings House, Bowmen Way, Battlefield,
Shrewsbury, Shropshire, SY4 3DR





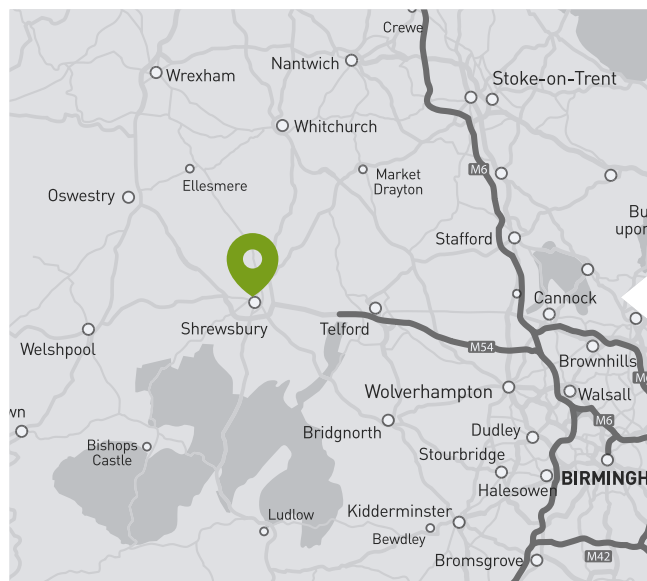
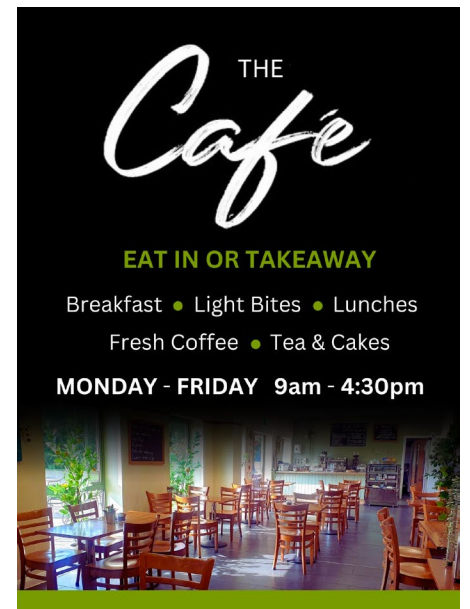
About Halls

Halls are one of the oldest and most respected independent firms of Estate Agents, Chartered Surveyors, Auctioneers and Valuers, with offices covering Shropshire, Worcestershire, Mid-Wales, the West Midlands and neighbouring counties.

The company was founded in 1845 in the county town of Shrewsbury under the name of Hall, Wateridge and Owen. The present company trades as 'Halls' and still offers a traditional and professional service, now using the latest in computerised technology whilst retaining the personal touch.

Our objectives have always been to remain as diverse as possible and we are justifiably proud of the strength and diversity of our professional departments, ranging from Agricultural to Fine Art and Residential to Commercial.

Our real strength lies in the experience and expertise of our directors and staff, who are always keen to offer professional advice on all aspects of Sales and Marketing.



Venue / Directions

Our Property Auction will be held at our purpose built salerooms in Battlefield, Shrewsbury. There is a large car park on site.

Halls Holdings House is situated on the outskirts of Shrewsbury. You can access from the West via the A5 bypass following signs for Harlescott and Whitchurch. Continue on the A49 until you reach the Battlefield island and take the 3rd exit for Whitchurch / A49. At the first island turn right and the car park is on the right hand side.

From the M54 Westbound continue on A5 until you reach Preston Island, take the 2nd exit for Harlescott and Whitchurch, continue on the A49 until you reach the Battlefield island and take the 3rd exit for Whitchurch / A49. At the first island turn right and the car park is on the right hand side.

For satellite navigation purposes the postcode is SY4 3DR.

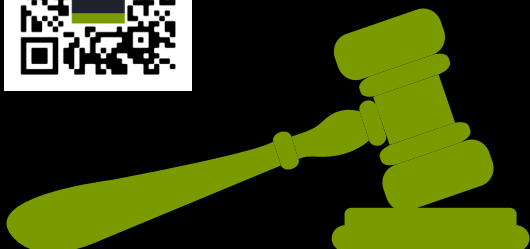
COULD AUCTION WORK FOR YOU?

We host regular Collective Property and Land Auctions throughout the year.

If you own property or land, our team of experienced and knowledgeable valuers can help you assess its suitability for auction. Contact us to explore your options and maximise your asset's potential.

☎ 01743 450700

➡ www.hallsgb.com



IMPORTANT INFORMATION FOR BUYERS

CONDITIONS OF SALE

Please note that all lots are sold in accordance with the Common Auction Conditions (7th Edition March 2018). 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 Auctioneer at the auction, but will be available for inspection at the auctioneers offices and the offices of 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.

INSPECTION OF PROPERTIES

Purchasers are assumed to have inspected the properties in which they are interested, to have obtained and inspected a copy of the Auction Legal Pack and to have made all usual pre-contract searches and enquiries and satisfied themselves on the condition and location of the property.

BUYERS' REGISTRATION

Purchasers interested in bidding for a lot are required to complete a BUYERS' REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. Failure to register may result in the Auctioneer refusing to accept your bid.

TELEPHONE BIDDING

Telephone bidding is available upon request, subject to availability and the necessary AML requirements being satisfied prior to the auction. Please note, we will need to hold a deposit of 10% of the maximum amount up to which you would want to bid, with funds cleared in our bank account at least 24 hours prior to the auction day. Any unsuccessful telephone bids will be subject to a £75, plus VAT (£90), administration fee which will be deducted from the monies returned to you.

In order to avoid disappointment, potential phone-bidders are recommended to have their slot reserved, with the above necessities in place, no later than 24 hours before the auction start time.

BINDING CONTRACT

The successful bidder is bound under Contract as soon as the Auctioneers hammer falls on the final bid and will be required to pay the deposit and sign and exchange the Sale Memorandum prior to leaving the saleroom in accordance with the Common Auction Conditions.

PAYMENT OF DEPOSIT

The successful buyer of each lot will be required to pay a deposit of 10% of the purchase price (subject to a minimum of £1,000) to the vendors' solicitor prior to leaving the saleroom. Any deposit payments collected by Halls Holdings Limited will incur a 1% service charge.

PLEASE NOTE THAT WE DO NOT ACCEPT ANY FORM OF CASH DEPOSIT OR CREDIT CARDS.

INSURANCE

At the fall of the hammer the property becomes the purchaser's insurable risk. Insurance will need to be arranged immediately after the auction.

SOLICITORS DETAILS

The name, address and telephone number of the Solicitor who will be acting for you in any purchase will be required before you leave the auction room.

WITHDRAWAL OF LOTS

The Auctioneers reserve the right to withdraw any of the Lots prior to the Auction (see Common Auction Conditions) and therefore prospective buyers are advised to check with the Auctioneers the day before the sale to ensure the availability of Lots. The Auctioneer cannot be held responsible for the costs incurred in respect of any lot which is withdrawn or sold prior to auction.

POST SALES INFORMATION

If a property you are interested in is not sold at the auction please speak to the auctioneer and make an offer. Your offer will be placed forward to the Vendor and if accepted, you will be able to proceed with the purchase under auction rules.

LEGAL DOCUMENTS

The Auctioneers shall endeavour to have copies of title documents, leases, licenses, etc. available for inspection at their offices or in the saleroom. Prospective buyers wishing to inspect such documents should check the availability with the Auctioneers. Buyers will be bound under contract to purchase the property on the fall of the auctioneers hammer and it is advised that a prudent buyer will take professional advice from a solicitor and, in appropriate cases a chartered surveyor and accountant.

GUIDE PRICES, FEES AND RESERVES

Guide Price: An indication of the seller's current minimum acceptable price at the auction. The guide price or range of guide price is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and a maximum price range within which an acceptable sale price (reserve) would fall, or as a single figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see below). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Fees: The guide price excludes any additional fees that the purchaser may incur, to include, but not limited to, Buyers Administration Fee, Buyers Premium, Stamp Duty or Land Transaction Tax, VAT legal and search fees etc. Please refer to the relevant Auction Legal Packs for details.

Reserve Price: The Seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell the Lot. The Reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PLANS, MEASUREMENTS AND PHOTOGRAPHS

All plans, measurements and photographs included in this catalogue are provided for identification purposes only and to assist prospective purchasers in identifying the location of the property.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-money laundering regulations and legislation came into effect in June 2017. Halls are legally required to verify the identity and address of everyone who offers, bids or buys at auction, regardless of any current or past relationship with Halls. Any person intending to bid will be required to produce one item from both list 'A' and list 'B' below, prior to the auction or any purchase.

PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION

List A - Proof of Name

- ✓ A valid passport
- ✓ Current UK or EEA photocard driving licence
- ✓ Original UK birth certificate issued within 12 months of the date of birth in full form (including those issued by UK authorities overseas such as Embassies High Commissions and HM Forces)
- ✓ EEA member state identity card
- ✓ Full old style driving licence (UK)
- ✓ Photographic registration cards for self-employed individuals in the construction industry (CIS4)
- ✓ National identity card bearing a photograph of the applicant
- ✓ Firearms or shotgun certificate
- ✓ Residence permit issued by the Home Office to EEA nationals on sight of own country passport
- ✓ Benefit book or original notification letter from Benefits Agency

List B - Proof of Residence

- ✓ Current UK driving licence (unless used as proof of identification)
- ✓ A council tax bill for the current council tax year
- ✓ Electoral register entry OR NHS medical card or letter of confirmation from GP's practice of registration with the surgery
- ✓ Bank, building society or credit union statement dated in last 3 months (transactions can be redacted)
- ✓ Original mortgage statement from a recognised lender dated within last year
- ✓ Solicitor's letter confirming recent property purchase (last 3 months) or land registry confirmation of address
- ✓ Council or housing association rent card or tenancy agreement for the current year
- ✓ HMRC self-assessment letters or tax demand dated within the current financial year

You will be able to have your two forms of identification verified using one of the following options:

Option One: Register with your original documents at the auction. **Registration to bid will commence at 1pm.** Late comers run the risk of not being able to bid at the auction if they are not registered in time. We recommend that you register prior to the sale day, by contacting Halls on 01743 450700.

Option Two: Solicitors, banks, accountants or other professional bodies are able to certify ID

Option Three: The post office can verify up to three forms of ID for a charge

If you plan to bid in the auction room, you must bring both items with you on the day to show our team when you register. If bidding on behalf of a company, you will also need to show a copy of the Certificate of Incorporation, a list of directors and a letter of authority on company letterhead, signed by a company director prior to signing the contract.

Under Money Laundering Regulations, Halls are required to conduct thorough customer due diligence to help combat money laundering and economic crime. Anti-Money Laundering checks are an essential part of customer due diligence.

If you are successful at auction, to comply with Anti-Money Laundering Laws Halls use E-Verification via through movebutler via iamproperty.com. This is performed by inputting your personal data (as permitted by Article 6.1.c of GDPR) into a 3rd party e-verification service that automatically checks your details against a series of data bases ranging from the Electoral Roll to Credit Accounts. A match against 2 or more of these databases provides an "accept" result. If your result is referred, further manual checks will be required.

**All information on how to satisfy Anti Money Laundering Requirements can be found on our website.
Please visit www.hallsgb.com/aml-requirements.**

Order of Sale (unless withdrawn or sold prior to sale)

Guide Price*

LOT 1	Goblindale Plantation, Eastwick Lane, Nr Ellesmere, Shropshire, SY12 9DT	£30,000 - £40,000
LOT 2	Hinstock Methodist Chapel, Wood Lane, Hinstock, Market Drayton, Shropshire, TF9 2TA	£25,000 - £30,000
LOT 3	Delamere, Old Chirk Road, Gobowen, Oswestry, Shropshire, SY11 3LH	£60,000
LOT 4	Station House, Yorton, Shrewsbury, Shropshire, SY4 3EP	£200,000 - £225,000
LOT 5	14 Market Street, Craven Arms, Shropshire, SY7 9NW	£70,000 - £90,000
LOT 6	Equestrian Land, Pinsley Green, Wrenbury, Nr Nantwich, Cheshire, CW5 8HE	£75,000 - £100,000
LOT 7	2 Farm Lane, Tetchill, Ellesmere, Shropshire, SY12 9AT	£180,000
LOT 8	Knockin Heath Methodist Chapel, Chapel Lane, Knockin Heath, Oswestry, Shropshire, SY10 8EB	£20,000 - £30,000
LOT 9	Lane End Cottage, Plassey, Nr Oswestry, Shropshire, SY10 8EE	£100,000
LOT 10	17 King Street, Cherry Orchard, Shrewsbury, Shropshire, SY2 5ER	£175,000 - £200,000
LOT 11	4 Benthall Cottages, Alberbury Road, Ford, Shrewsbury, Shropshire, SY5 9ND	£275,000 - £300,000
LOT 12	Meadow Place, Station Road, Woolstaston, Church Stretton, Shropshire, SY6 6NN	£200,000 - £225,000

* For a full explanation of what is meant by the terms 'Guide Price' and 'Reserve Price' please refer to the 'Important information for buyers' within this catalogue

All plans, measurements and photographs included in this catalogue are provided for identification purposes only. Room, site or land measurements may not have been scaled from original plans and therefore should be assumed to be only approximate and should not be relied upon.



LOT 1

Goblindale Plantation, Eastwick Lane, Nr Ellesmere, Shropshire, SY12 9DT

Guide Price £30,000 - £40,000



DESCRIPTION

A most unusual opportunity to purchase a conveniently situated and interesting parcel of Amenity Woodland extending to approximately 8.85 acres or thereabouts, in an attractive and accessible location with good gated access off a quiet country lane, approximately 2.5 miles north of the well known Shropshire town of Ellesmere.

LOCATION

The woodland is situated approximately 2.5 miles north of the well known Shropshire lakeland town of Ellesmere which has an excellent range of local shopping, recreational and education facilities. The larger county towns of Shrewsbury (20 miles) and Chester (25 miles) are also within easy motoring distance and both have a more comprehensive range of amenities of all kinds.

THE LAND

It is a mixed broadleaf wood with an area of hardstanding for parking vehicles and a stream to the entire southern boundary. It is unusual for such a conveniently situated and interesting parcel of woodland to become available for purchase in this area and Halls strongly recommend an immediate inspection to appreciate its unique nature. The woodland extends to approximately 8.85 Acres, or thereabouts.

SERVICES

We understand that the land does not have any services, however, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property/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

COUNCIL TAX BAND - A

CURRENT EPC RATING – EXEMPT

SOLICITORS

Miss H Tomley of Messrs Gough-Thomas & Scott, Ellesmere
Tel: 01691 622413

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 £3,000 plus VAT (£3,600).

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

Allen Gittins FRICS

Office: Ellesmere

Tel: 01691 622602

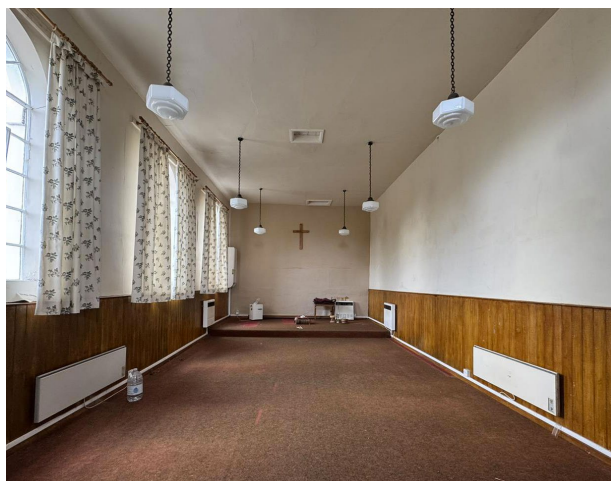
Email: ellesmere@hallsgeb.com



LOT 2

Hinstock Methodist Chapel, Wood Lane, Hinstock, Market Drayton, Shropshire, TF9 2TA

Guide Price £25,000 - £30,000



DESCRIPTION

A superbly situated detached Methodist Chapel of great character, which has great potential for a variety of alternative usages (subject to Local Authority Planning Consents), in a most convenient location close to the centre of the popular village of Hinstock.

LOCATION

Hinstock Methodist Chapel is situated in a convenient location close to the centre of the popular North Shropshire village of Hinstock which has good local amenities to include a Public House, Primary School, Village Shop/Post Office and Parish Church. The towns of Newport (3 miles), Market Drayton (6.5 miles), Telford (15 miles) and the County Town of Shrewsbury (19 miles) are all within easy motoring distance and all have a comprehensive range of amenities of all kinds.

THE ACCOMMODATION

Hinstock Methodist Chapel is a most interesting Wesleyan Methodist Chapel of great character, believed to have been constructed in 1831. The Chapel retains numerous interesting original features and therefore has huge potential for a variety of alternative usages such as a dwelling, Air BnB, offices, gym, etc (subject to the necessary local authority planning consents) and has the unusual bonus of having a garden adjacent, which could become a major feature of the property.

SERVICES

We understand that the Chapel has the benefit of a mains electricity supply. We are informed that mains water and drainage are available very close by. However, all interested parties are advised to make their own enquiries to satisfy themselves regarding this.

TENURE

The property 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

COUNCIL TAX BAND - A

CURRENT EPC RATING – EXEMPT

SOLICITORS

Ms J Field of Sintons Solicitors, Newcastle upon Tyne
Tel: 0191 226 3735

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 £3,000 plus VAT (£3,600).

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

Allen Gittins FRICS

Office: Ellesmere

Tel: 01691 622602

Email: ellesmere@hallsbg.com



LOT 3 3 Delamere, Old Chirk Road, Gobowen, Oswestry, Shropshire, SY11 3LH

Guide Price £60,000



DESCRIPTION

Delamere, Old Chirk Road, presents a rare and exciting opportunity for buyers seeking a renovation project with strong potential. This Semi Detached property is of non-standard construction and requires comprehensive modernisation and refurbishment throughout, making it ideal for investors, developers, or those looking for a rewarding self-build opportunity.

LOCATION

Gobowen enjoys village facilities including a convenience store, post office, public houses, primary school and main line railway. There is a good public bus service to Oswestry, all of which go to serve the village's day-to-day needs. The A5 trunk road is some one mile distant and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest.

THE ACCOMMODATION

The accommodation comprises an entrance hall living room/ dining room, conservatory, garden store, kitchen, reception room, 3 bedrooms and a bathroom. The property benefits from a good sized rear garden with 2 garages and a summer house.

SERVICES

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

COUNCIL TAX BAND – B

CURRENT EPC RATING – D

SOLICITORS

Ms C Johnson of Crampton Pym & Lewis Solicitors, Oswestry
Tel: 01691 653301

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 £3,000 plus VAT (£3,600).

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

Guy Bielby

Office: Oswestry

Tel: 01691 670320

Email: oswestry@halls.gb.com



LOT 4

Station House, Yorton, Shrewsbury, Shropshire, SY4 3EP

Guide Price £200,000 - £225,000



DESCRIPTION

An individual and most appealing detached former station house, providing a flexible and particularly spacious living environment, set with garaging and easily maintained gardens, in this sought after rural locality.

LOCATION

The property is positioned in a highly desirable locality in the popular North Shropshire village of Yorton. Sitting adjacent to the railway station, which has connections to Shrewsbury, Crewe and London, the property is superbly placed for those wishing to commute. Within easy walking distance is the highly sought after and popular village of Clive, which has a primary school, medical practice, village hall, church and a vibrant community run hub.

THE ACCOMMODATION

The Station House is an individual and most appealing detached residence, which provides a fantastic versatile living environment. The ground floor boasts three spacious reception rooms, a breakfast kitchen, principal bedroom with en-suite bathroom, utility room, hobbies room/bedroom four and a conservatory. The first floor accommodation offers two further bedrooms and a shower room. Outside, the property is approached through twin double gates onto a gravelled driveway which leads to a large timber built garage. The gardens are predominantly laid to lawn with patio seating areas and borders.

SERVICES

We understand that the property has an oil fired boiler and benefits from mains electricity, water 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 County Council – Tel: 03456 789000

COUNCIL TAX BAND – E

CURRENT EPC RATING – D

SOLICITORS

Ms H Walker of Graham Withers Solicitors, Shrewsbury
Tel: 01743 236345

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 £3,000 plus VAT (£3,600).

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

Alex Forber BA (Hons) MRICS

Office: Shrewsbury

Tel: 01743 236444

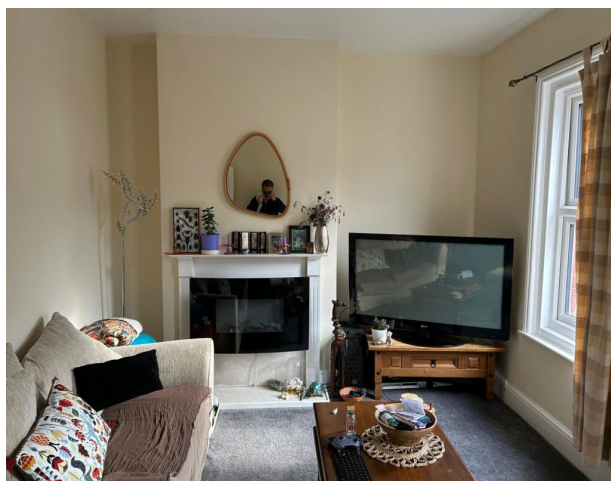
Email: shrewsbury@halls.gb.com



LOT 5

14 Market Street, Craven Arms,
Shropshire, SY7 9NW

Guide Price £70,000 - £90,000



DESCRIPTION

The property comprises of a lock up shop unit and a residential flat held under the ownership that is in part three and part single storey. The mid terraced property is of traditional construction being of brick construction under a slate roof cover with all parking on street.

LOCATION

The property is located fronting onto Market Street within the town centre of Craven Arms in an area of mixed development. The surrounding occupiers include Poultry and Pet Supplies, the paper shop, Severn Hospice and The Stables. The property is located close to all local amenities with the A49 and the town's main car park in close proximity.

THE ACCOMMODATION

SHOP UNIT - 460 ft sq (42.73 m sq)

The shop is currently let to a private tenant. The tenant is currently holding over at a current passing rent of £3,600 per annum.

RESIDENTIAL FLAT - 751 ft sq (69.76 m sq)

Currently let on an AST at a rent of £7,800 per annum.

TOTAL - 1,211 ft sq

SERVICES

We understand that the property has all mains services connected. The shop and the flat are understood to be separately metered. However, interested parties are advised to verify all information regarding services for themselves.

TENURE

The property is said to be of freehold tenure, however, the sale is subject to existing occupational tenancies (contact our Commercial team for further information)

LOCAL AUTHORITY

Shropshire Council – Tel: 03456 789000

COUNCIL TAX BAND – B

CURRENT EPC RATING – E

SOLICITORS

Miss R Wierzbinski of PCB Solicitors, Shrewsbury
Tel: 01743 248148

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 £3,000 plus VAT (£3,600).

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

James Evans BSc (Hons) MRICS

Office: Commercial

Tel: 01743 450700

Email: commercialmarketing@halls.gb.com



LOT 6

Equestrian Land, Pinsley Green, Wrenbury, Nr Nantwich, Cheshire, CW5 8HE

Guide Price £75,000 - £100,000



DESCRIPTION

A well equipped equestrian facility, situated just outside the popular village of Wrenbury. This small but highly useful centre is perfect for the local purchaser wanting to own their own equestrian facilities, arena, land to 2.75 acres, five stables and a tack room.

LOCATION

The land is located just under a mile away from the popular village of Wrenbury which has local facilities including a village shop, pubs and primary school. The larger towns of Whitchurch and Nantwich are approximately 6 miles from the site. Crewe and the M6 are about 12 miles away.

THE LAND

The land is located in a rural location and has direct access from the lane to a holding area and there is a 2nd set of gates that open into the equestrian facility. The centre has five timber stables, tack room, arena, ample parking, paddocks of approximately 2.75 acres. Also included in the sale is an area of planted woodland, which has a maturing crop of Christmas style trees..

SERVICES

We understand that the land has water on site and a private drainage system for rainwater, 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

Cheshire East Council – Tel: 03001 235013

SOLICITORS

Mrs V Edwards of Hatchers Solicitors, Shrewsbury
Tel: 01743 237733

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 £3,000 plus VAT (£3,600).

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

Simon Dodds Assoc RICS

Office: Whitchurch

Tel: 01948 663230

Email: whitchurch@halls.gb.com



LOT 7

2 Farm Lane, Tetchill, Ellesmere,
Shropshire, SY12 9AT

Guide Price £180,000



DESCRIPTION

2 Farm Lane offers an interesting and exciting opportunity to acquire a period cottage of charm and character, while requiring a comprehensive scheme of modernisation and refurbishment. In addition, there may be scope to further extend, in order to satisfy individual requirements, subject to any necessary planning consents.

LOCATION

The property occupies an attractive rural village location, set slightly elevated, whilst the village itself is surrounded by unspoilt farmland and offers excellent opportunities for walkers along both public footpaths and the many winding lanes which lead away. The popular market town of Ellesmere is only a short distance away, approx. 2 miles, and is well known as a tourist centre, offering a canal marina, the mere and country park, with walks and stunning wildlife.

THE ACCOMMODATION

The accommodation features 2 reception rooms, with a pantry off one. The kitchen is open plan to an adjacent dining/breakfast room. On the first floor there are 3 good sized bedrooms, whilst the bathroom is currently accessed via a spur off the staircase. Outside, immediately to the rear of the property are a selection of useful outhouse/stores together with a garage. These could be refurbished to suit a demand for those requiring storage, workshop area, or craft space. The gardens wrap around the cottage predominantly on 3 sides and are a particularly pleasant aspect to the property.

SERVICES

We understand that the property has mains water and electricity. Drainage is to a private septic tank. 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 County Council – Tel: 03456 789000

COUNCIL TAX BAND – C

CURRENT EPC RATING – F

SOLICITORS

Mr R Mann of Robert Mann Solicitors, Oswestry. Tel: 01691 671926

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 £3,000 plus VAT (£3,600).

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

Guy Bielby

Office: Oswestry

Tel: 01691 670320

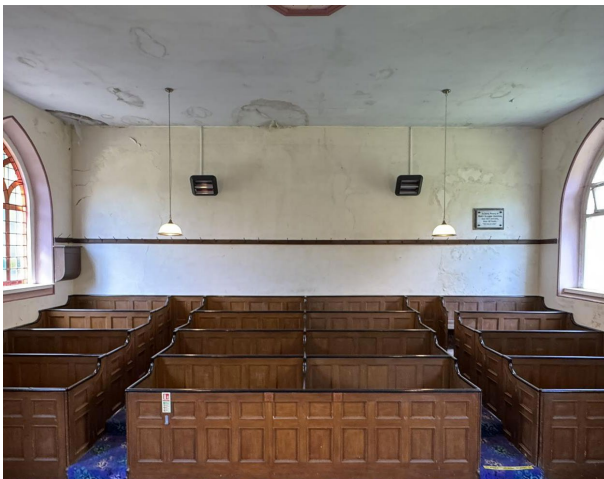
Email: oswestry@halls.gb.com



LOT 8

Knockin Heath Methodist Chapel, Chapel Lane, Knockin Heath, Oswestry, Shropshire, SY10 8EB

Guide Price £20,000 - £30,000



DESCRIPTION

A superbly situated Methodist Chapel of great character in a super unspoilt rural location with immense potential for a variety of alternative usages such as house, Airbnb, offices, gym, etc (subject to necessary planning consents) with adjoining Meeting Room, Kitchen, separate detached Outbuilding and Garden area.

LOCATION

The Chapel is situated in a quiet rural location in an area known as Knockin Heath, which is approximately 2 miles from the well known estate village of Knockin. The town of Oswestry (8 miles) and the county town of Shrewsbury (10 miles) are within an easy drive and both have a comprehensive range of local shopping, recreational and educational facilities.

THE ACCOMMODATION

The Chapel is a primitive Chapel constructed in 1831 and "enlarged" in 1857 and retains numerous interesting original features to include unusual tiered box pews, timber pulpit with stage, timber panelling and attractive arched stained glass windows. The Chapel, therefore, has huge potential for a variety of alternative usages such as a residential dwelling, Airbnb, offices, gym, etc (subject to the necessary planning permissions). A major feature of the Chapel is the extensive internal accommodation which includes an adjoining Meeting Room and Kitchen. There is good head height in the Chapel.

SERVICES

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

COUNCIL TAX BAND – A

CURRENT EPC RATING – Exempt

SOLICITORS

Mr P Stevens of MFG Solicitors, Ludlow. Tel: 01584 873156

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 £3,000 plus VAT (£3,600).

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

Allen Gittins FRICS

Office: Ellesmere

Tel: 01691 622602

Email: ellesmere@halls.gb.com



LOT 9

Lane End Cottage, Plassey, Nr Oswestry, Shropshire, SY10 8EE

Guide Price £100,000



DESCRIPTION

A most interesting Grade II listed brick and half timbered former cottage with full planning permission for a sympathetic refurbishment and substantial extension, creating a first class country property with gardens and land extending to around 0.5 of an acre, situated in a popular rural location.

LOCATION

Lane End Cottage is situated in an area known as Plassey, close to the villages of Dovaston, Knockin, Kynaston and Kinnerley, collectively providing various amenities to cater for day to day needs. The property is also conveniently situated in relation to the A5 trunk road (1.5 miles) providing easy access to the larger centres of Oswestry (8 miles) and Shrewsbury (10 miles)

THE ACCOMMODATION

Lane End Cottage is a most interesting period, one up one down, brick and half timbered former cottage with full planning permission and listed building consent for a sympathetic refurbishment and substantial extension, with gardens and land extending to around 0.5 of an acre situated in a rural location in an area known as Plassey. The property is approached via a short private track and is Grade II Listed as a 'squatter cottage' of possibly late 18th or early 19th century construction which has now fallen into a state of disrepair.

SERVICES

We understand that the property has a mains electricity connection. A new water connection is required (easement provided across land to the north, if required) and a new private drainage system. 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 County Council – Tel: 03456 789000

COUNCIL TAX BAND – A

CURRENT EPC RATING – EXEMPT

SOLICITORS

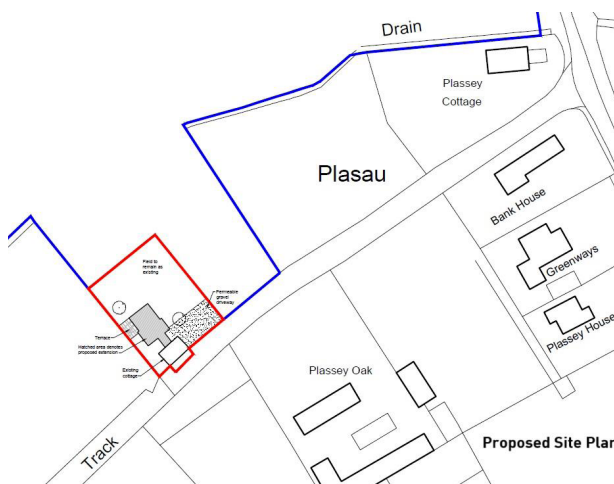
Miss K Jones of Gough-Thomas & Scott Solicitors, Oswestry.
Tel: 01691 655600

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 £3,000 plus VAT (£3,600).

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

Jon Quinn MRICS

Office: Ellesmere

Tel: 01691 622602

Email: ellesmere@halls.gb.com



LOT 10

**17 King Street, Cherry Orchard, Shrewsbury,
Shropshire, SY2 5ER**

Guide Price £175,000 - £200,000



DESCRIPTION

A generously proportioned and highly desirable mature property, requiring extensive renovation, set with easily maintained gardens and triple garaging, in this sought after residential locality.

LOCATION

The property is most attractively situated and well positioned in one of Shrewsbury's most favourable residential localities, being conveniently placed with a number of local amenities including shops close by. The town centre is within walking distance and offers a further and more comprehensive range of amenities, including restaurants, shops and social facilities. The town centre also offers a rail services.

THE ACCOMMODATION

17 King Street offers a fantastic opportunity to acquire a generously proportioned property, which offers excellent potential for extensive renovation and improvement. The ground floor accommodation comprises an impressive entrance hall, 4 reception rooms, kitchen and shower room. To the first floor, there are 4 bedrooms and the bathroom. Outside, there is a triple garage and the easily maintained gardens, including lawns, shrubbery beds and borders together with a number of specimen trees.

SERVICES

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

COUNCIL TAX BAND – C

CURRENT EPC RATING – G

SOLICITORS

Mr P Harfitt of Harfitts, Solicitors, Wem. Tel: 01939 232775

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 £3,000 plus VAT (£3,600).

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

Alex Forber BA (Hons) MRICS

Office: Shrewsbury

Tel: 01743 236444

Email: shrewsbury@hallsgb.com



LOT 11

4 Benthall Cottages, Alberbury Road, Ford, Shrewsbury, Shropshire, SY5 9ND

Guide Price £275,000 - £300,000



DESCRIPTION

A highly desirable detached period country cottage offering fantastic scope for extension (s.t.p.p.) set with large gardens and grazing land suitable for equestrian purposes, located in a particularly sought after rural locality with wonderful views. Extending, in all, to approx 1.6 acres.

LOCATION

The property occupies a stunning position, just outside the village of Ford, in open countryside providing fantastic far reaching views. Ford offers a primary school, Pub/restaurant and garage with convenience store. A comprehensive range of amenities can be found in the county town of Shrewsbury, which includes an excellent shopping centre, social and leisure facilities together with a rail service.

THE ACCOMMODATION

4 Benthall Cottages is a most desirable detached country cottage which provides fantastic potential for improvement and extension subject to necessary planning permission and building regulations approval. The ground floor currently comprises a living room with log burning stove, kitchen diner, rear lean-to and guest WC. To the first floor there are two bedrooms served by the bathroom. Outside, there is a generous parking area together with a garage. The gardens are located to both the front and rear and are extensively laid to lawn. The land is provided in three paddocks down to pasture.

SERVICES

We understand that the property has mains water and electricity. Foul drainage is to a septic tank. 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 County Council – Tel: 03456 789000

COUNCIL TAX BAND – D

CURRENT EPC RATING – F

SOLICITORS

Ms J Walmsley of Hatchers Solicitors, Shrewsbury. Tel: 01743 237617

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 £3,000 plus VAT (£3,600).

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

Alex Forber BA (Hons) MRICS

Office: Shrewsbury

Tel: 01743 236444

Email: shrewsbury@halls.gb.com



LOT 12

Meadow Place, Station Road, Woolstaston, Church Stretton, Shropshire, SY6 6NN

Guide Price £200,000 - £225,000



DESCRIPTION

A detached country cottage, offering fantastic renovation and extension potential (STPP), set with pasture land and stunning far reaching panoramic views, in this convenient and highly sought after rural location. In all approximately 4.4 acres.

LOCATION

The property is most attractively situated and benefits from extraordinary views over unspoilt Shropshire countryside, including outlooks to The Wrekin, The Lawley and Caer Caradoc. The property also benefits from easy access to local centres, approximately 1.4 miles away, the A49 provides a good route to Shrewsbury and the A5 dual carriageway, which links to the M54 to Telford, in turn leading to the M5/M6 network.

THE ACCOMMODATION

Meadow Place offers a unique opportunity for purchasers to acquire a detached country cottage in an idyllic yet convenient location. The cottage requires complete renovation and offers fantastic potential for further extension, subject to any necessary planning consents. The cottage is set within approximately 4.4 acres of pasture land and will no doubt be of great interest to equestrian enthusiasts, or those with other forms of livestock.

SERVICES

We are informed that mains water and electricity are available nearby. Drainage is currently to cesspit. However, all interested parties should satisfy themselves in respect of the provision, capacity and suitability of all services whether on or off site.

TENURE

The property 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

COUNCIL TAX BAND – A

CURRENT EPC RATING – EXEMPT

SOLICITORS

Ms J Hagan of Graham Withers Solicitors, Shrewsbury.
Tel: 01743 236 345

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 £3,000 plus VAT (£3,600).

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

Alex Forber BA (Hons) MRICS

Office: Shrewsbury

Tel: 01743 236444

Email: shrewsbury@halls.gb.com

What can we do for you?

Halls¹⁸⁴⁵

RESIDENTIAL

COMMERCIAL

RURAL PROFESSIONAL

PLANNING

FINE ART

AUCTIONS

FINANCIAL SERVICES

With years of experience providing a range of services tailored to our customers requirements, Halls can confidently provide you with independent expert advice. Get in touch with your local office today... www.hallsgb.com



Get in touch...

Halls¹⁸⁴⁵

Our team have an unrivalled knowledge of the local markets and specialist areas of interest, allowing us to offer our clients the very best advice, no matter what their requirements.

📍 BISHOPS CASTLE

01588 638755

bishopscastle@hallsgb.com

📍 ELLESMERE

01691 622602

ellesmere@hallsgb.com

📍 KIDDERMINSTER

01562 820880

kidderminster@hallsgb.com

📍 OSWESTRY

01691 670320

oswestry@hallsgb.com

📍 SHREWSBURY (HEAD OFFICE)

01743 450700

reception@hallsgb.com

📍 SHREWSBURY (RESIDENTIAL)

01743 236444

shrewsbury@hallsgb.com

📍 TELFORD

01952 971800

telford@hallsgb.com

📍 WELSHPOOL

01938 555552

welshpool@hallsgb.com

📍 WHITCHURCH

01948 663230

whitchurch@hallsgb.com

