



**FOR SALE BY AUCTION - RESIDENTIAL INVESTMENT OPPORTUNITY**

**7A, 7B, 7C AND 9 KING STREET, OSWESTRY, SHROPSHIRE, SY11 1QN**

# KEY POINTS

# 2,257

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



RESIDENTIAL INVESTMENT

# 4

RECENTLY REFURBISHED  
RESIDENTIAL PROPERTIES

ALL MEASUREMENTS ARE APPROXIMATE




STARTING PRICE

# £275,000


(EXCLUSIVE)

James Evans

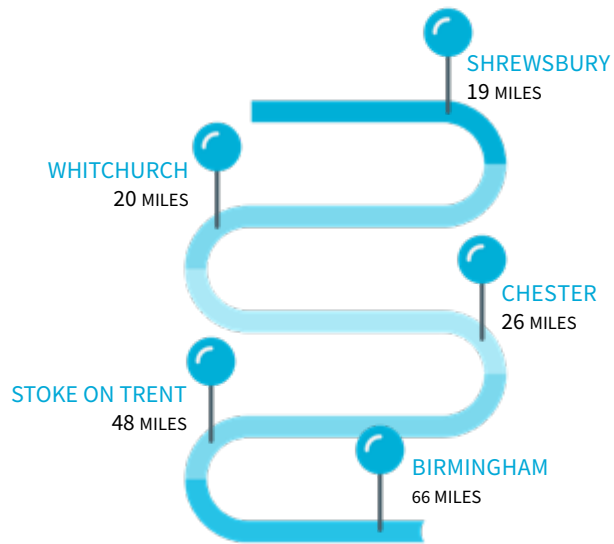
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## LOCATION

The property is located fronting onto King Street in the town of Oswestry, where all local amenities are available. King Street serves a road linking Oswald Road and Legg Street and is situated on the eastern edge of the town centre.

The property is located in an area of mixed development with immediate surrounding occupiers including Simla Tandoori Restaurant, BP petrol filling station, Mot vehicle garage (Renault Service) and Oswestry Muslim Centre and residential housing.

Oswestry is the third-largest town in Shropshire, following Telford and Shrewsbury, located close to the Welsh border. It is at the junction of the A5, A483 and A495 roads. Situated approximately 19 miles north west of the County Town of Shrewsbury and approximately 7 miles south west of the town of Whitchurch.



OSWESTRY  
POPULATION  
**17,509**  
APPROXIMATELY

2021 CENSUS



# DESCRIPTION

The property at the time of our inspection comprised of a part three, part two and part single storey mid terraced property that was arranged to provide 4 recently comprehensively refurbished residential properties.

The property is arranged to provide two 2 bedroomed flats, a one bedroomed maisonette and a two bedroomed maisonette. The properties are all fully furnished and ready for immediate occupation.

The property is arranged to provide a Total Gross Internal Floor Area of approximately 2,527 ft sq (234.84 m sq). The Total Site Area of the property is approximately 0.059 acres (0.024 hectares).

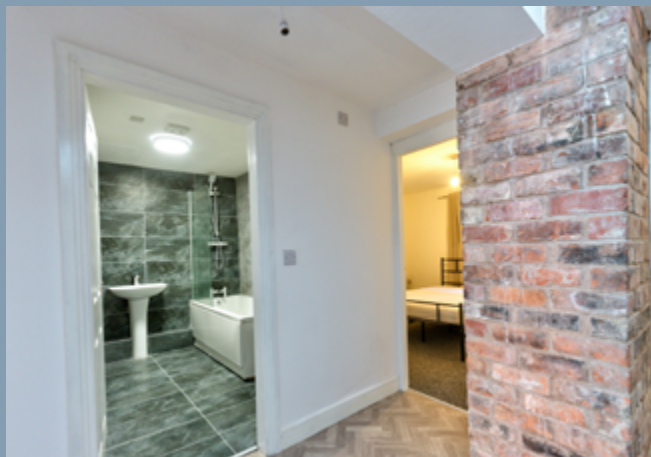
The property is of traditional construction being of brick construction under a part tiled and part slate roof cover.

The property is held under the ownership of Title Number SL129856 and there is pedestrian access to the property directly from King Street and to the rear via Albert Place off Legg Street.

There is a communal ground floor entrance and stairwell serving 7 King Street. Whilst 9 King Street and 11 King Street have self contained entrances directly off King Street.

The apartments comprise:

- [Apartment 7A](#) Two bedroomed ground floor flat
- [Apartment 9](#) Two bedroomed ground floor flat
- [Apartment 7B](#) One bedroomed maisonette
- [Apartment 7C](#) Two bedroomed maisonette



# ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE

## APARTMENT 7A

GROUND FLOOR TWO BEDROOM APARTMENT

Communal Hallway- leads to the entrance door

Reception Hall

Kitchen/Dining Room

Bedroom 1

Bedroom2

Bathroom

## APARTMENT 7C

FIRST FLOOR TWO BEDROOM MAISONETTE ARRANGED OVER TWO FLOORS

Communal Hallway

Reception Hall

Inner Hallway

Lounge

Kitchen

SECOND FLOOR

Landing

Bathroom

Bedroom

## APARTMENT 7B

FIRST FLOOR ONE BEDROOM MAISONETTE WITH ACCOMMODATION ARRANGED OVER TWO FLOORS

Communal Hallway

Reception Hall

Lounge/Dining Room

Kitchen

Bathroom

SECOND FLOOR

Bedroom

## APARTMENT 9

GROUND FLOOR TWO BEDROOM APARTMENT

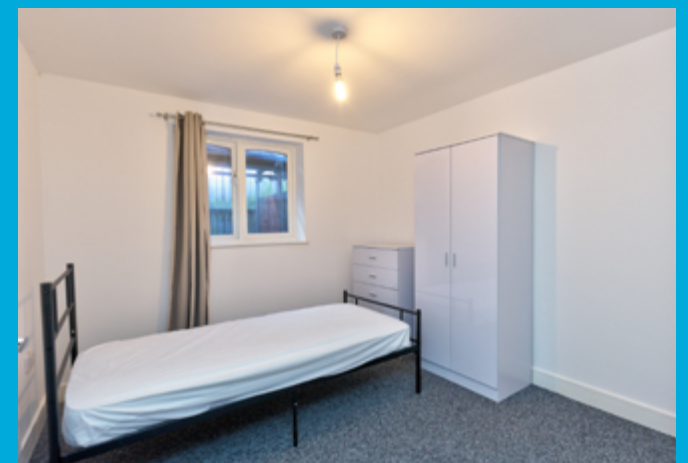
Entrance Reception Hallway

Kitchen/Dining Room

Bedroom 1

Bedroom 2

Bathroom

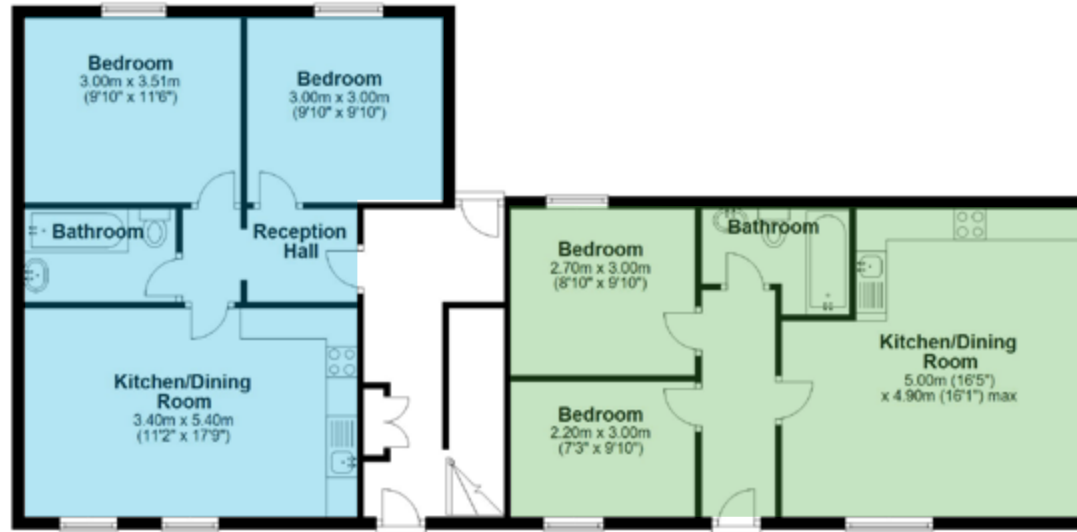


**KEY:**

Apartment 7A
Apartment 7B
Apartment 7C
Apartment 9

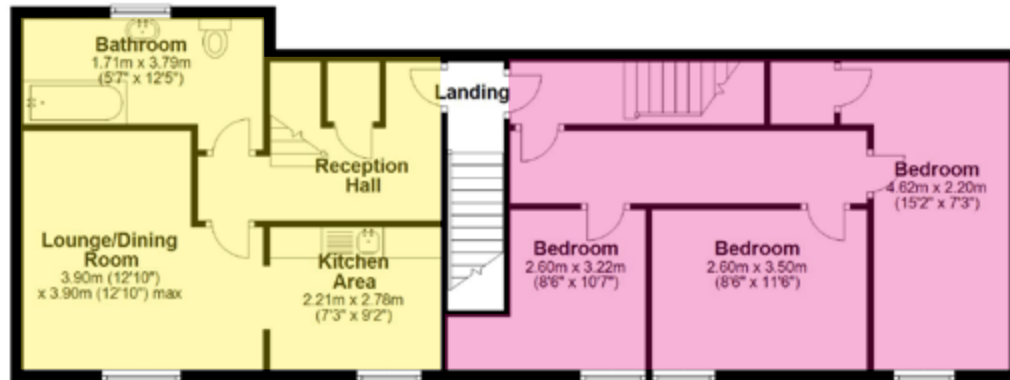
**Ground Floor**

Approx. 107.4 sq. metres (1156.4 sq. feet)



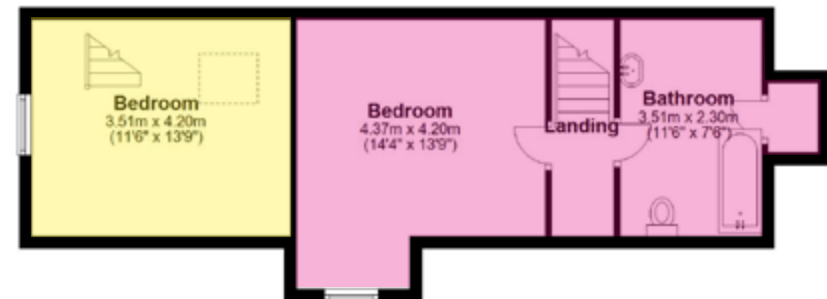
**First Floor**

Approx. 83.2 sq. metres (895.7 sq. feet)



**Second Floor**

Approx. 44.2 sq. metres (475.5 sq. feet)



Total area: approx. 234.8 sq. metres (2527.7 sq. feet)

**King st flats**

# AUCTIONEERS COMMENTS

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £275,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## TENURE

The property is offered for sale freehold with vacant possession.

We would estimate that the respective flats could achieve rents as follows:

APARTMENT	RENT PCM
7A	£550
7B	£650
7C	£650
9	£550
<b>TOTAL RENT</b>	<b>£2,400</b>

## PLANNING

Prospective purchasers should rely on their own enquiries.

The property is understood to benefit from planning consent for C3 (Residential) of the town and Country use Classes Order 1987.

## LEGAL COSTS

Each party to bear their own legal costs.

## VAT

The property is understood not to be subject to VAT.

## SERVICES

Not tested at the time of inspection. Prospective purchasers should make their own enquiries.

The respective residential units are understood to benefit from mains water, electricity and drainage. The residential units have heating via electric heating.

Mains gas is understood to be available subject normal connection charges.

## RATES/COUNCIL TAX

We have made verbal enquiries to the local authority and we advised as follows:


APARTMENT	COUNCIL TAX BAND	ENERGY RATING
7A	A	C (71)
7B	A	D (66)
7C	A	D (64)
9	A	C (72)

## STARTING PRICE

£275,000 (Exclusive)


## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,  
Shrewsbury, SY2 6ND

 0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

### Commercial Department

 01743 450 700

[commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.