



FOR SALE BY AUCTION - 3 RESIDENTIAL FLATS

73 HIGH STREET WEM, SY4 5DR

KEY POINTS

1,655
SQFT

TOTAL GROSS INTERNAL FLOOR AREA



THREE RESIDENTIAL FLATS

REQUIRES
COMPREHENSIVE
REFURBISHMENT

ALL MEASUREMENTS ARE APPROXIMATE




GUIDE PRICE

£85,000


(EXCLUSIVE)

James Evans

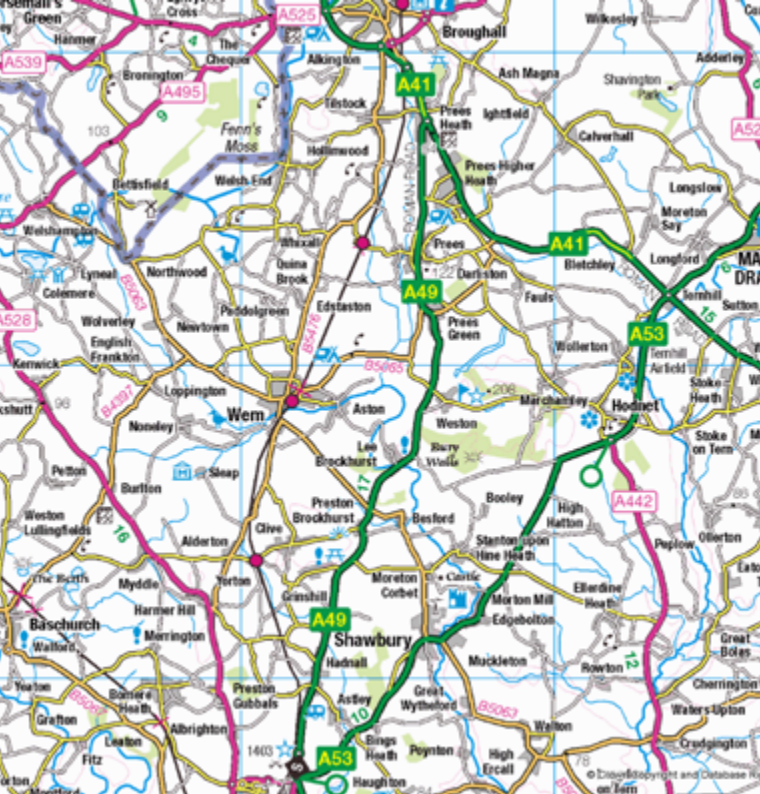
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SHREWSBURY
11 MILES

WREXHAM
21 MILES

WHITCHURCH
9 MILES

MARKET DRAYTON
14 MILES

TELFORD
22 MILES



LOCATION

The property is located fronting onto High Street in the town centre of Wem where all local amenities are available. The property is within walking distance from Wem town centre.

The property is located in an area of mixed development with surrounding occupiers including Wem book shop, Junoon takeaway and Tern.

The town of Wem is located approximately 9 miles north of the County Town of Shrewsbury, where all local amenities.

Wem had a population of 6,285 at the 2021 census. The town has a railway station running on the Welsh Marches Line and provides regular trains to Shrewsbury and Whitchurch both of which are a 15 minute journey.

The town is located approximately 9 miles south of the town of Whitchurch and approximately 22 miles north west of the town of Telford.



6,285

WEM POPULATION

2021 CENSUS



DESCRIPTION

The property comprises of 3 residential flats arranged across 3 floors of an end of terraced property. The property is in part three and part single storey with a rear garden area. This may have potential for further development, subject to statutory consents. All parking is on street.

The property is built from a traditional brick construction and is understood to be Grade 2 listed and is offered for sale with vacant possession.

The property requires comprehensive refurbishment.

The property would be of interest to property investors or developers or property speculators. The property has significant potential for income generation. The potential of the property can only be appreciated upon undertaking an internal inspection of the property, with the accompanying agents.

ACCOMMODATION

All measurements are approximate

TOTAL GROSS FLOOR AREA	M SQ	SQ FT
FLAT 1 - GROUND FLOOR	65.95	710
FLAT 2 - FIRST FLOOR	41.24	444
FLAT 3 - SECOND FLOOR	46.54	501

TENURE

The property is offered for sale freehold with vacant possession by auction.

PLANNING

Prospective purchasers should make their own enquiries.

We understand that the property benefits from planning consent for Use Class C3 (residential) of the Town and Country Use Classes Order 1987.

The property is understood to be Grade 2 Listed and in a Conservation Area.

SERVICES

(Not tested at the time of our inspection)

We understand that mains water, drainage and electricity are understood to be connected to the property.

GUIDE PRICE/RESERVE

£85,000 (Exclusive)

* Guides are provided as an indication of each sellers 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.

COUNCIL TAX & EPC

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

FLAT	COUNCIL TAX BAND	EPC
1	A	D
2	A	D
3	A	D

METHOD OF SALE

The property is offered for sale by public auction on Friday 23rd February at 3pm at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.

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 of the "hammer price", subject to a minimum fee of £2,500 plus VAT (£3,000).

Please bring with you the means to pay both the deposit and the Buyers Premium.

MONEY LAUNDERING REGULATIONS

PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of identification documentation. One to confirm their name and residential address, i.e. utility bill or bank statement and one photo ID, i.e. passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

CONDITIONS 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.

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.

RIGHTS OF WAY, EASEMENT & WAYLEAVES

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the sales particulars or not.

TOWN & COUNTRY PLANNING

The land will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road widening or improvement schemes, land charges and statutory or provisional by-laws without any obligation on the vendor to specify them.

BOUNDARIES, ROADS AND FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and roads and neither the Vendor nor the Agent will be responsible for defining the ownership of boundary hedges or fences.

SOLICITOR

Kathryn O'Rourke

Glaisyers

0161 833 6999

Kathryn.Orourke@Glaisyers.com

LOCAL AUTHORITY

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



0345 678 9000

[SHROPSHIRE COUNCIL WEBSITE](#)

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 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.