



**FOR SALE BY AUCTION – SUBSTANTIAL 10 BEDROOMED ACCOMMODATION
SUITABLE FOR A VARIETY OF COMMERCIAL USES OR RESIDENTIAL DEVELOPMENT**

32 & 34 HARLEY ROAD | CONDOVER | SHROPSHIRE | SY5 7AZ



KEY POINTS

3,502

SQ FT

TOTAL GROSS INTERNAL FLOOR AREA



10 BEDROOMS

POTENTIAL FOR
RESIDENTIAL OR
COMMERCIAL USES

ALL MEASUREMENTS ARE APPROXIMATE





GUIDE PRICE

£450,000

(EXCLUSIVE)


James Evans

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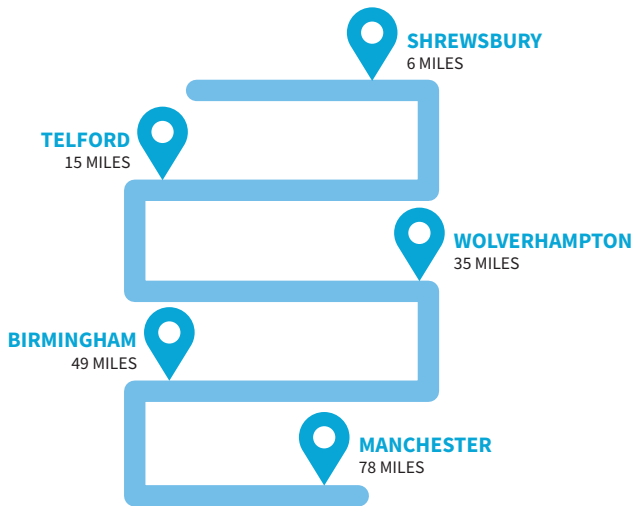
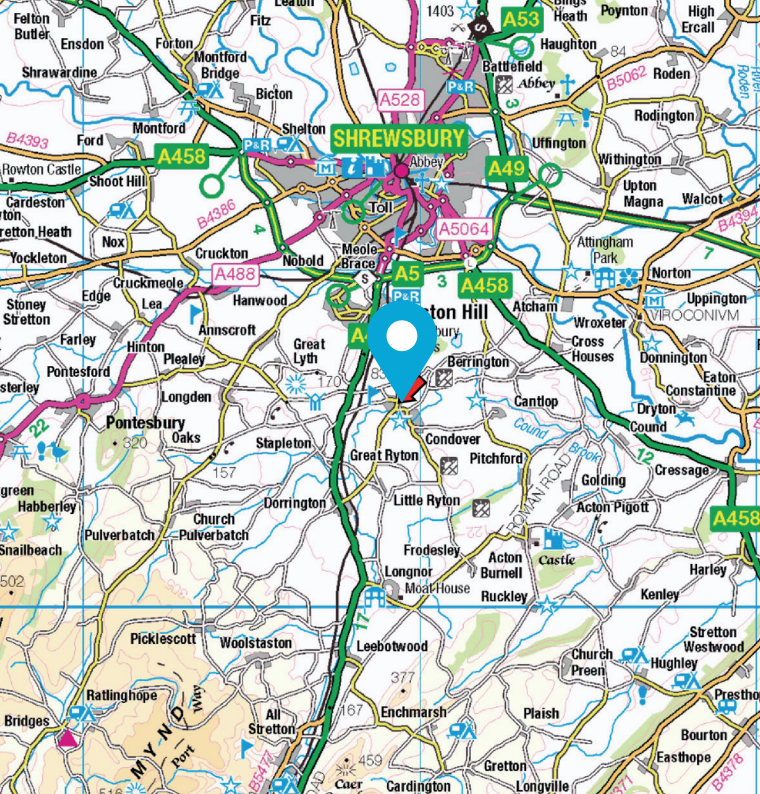
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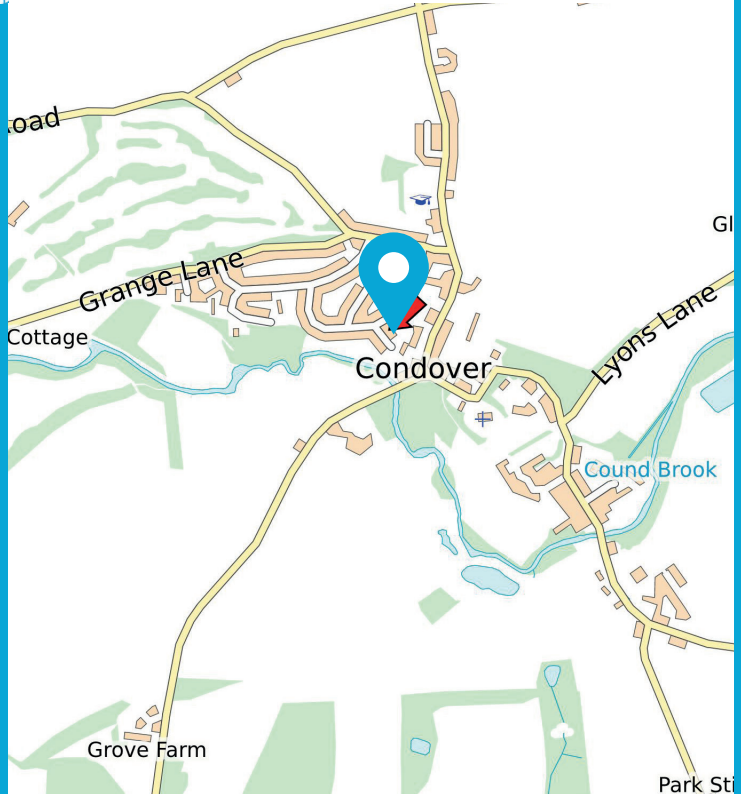


LOCATION

The property is located in the sought after village of Condover. The property is located in an established residential area fronting onto Harley Road and located in proximity of all local amenities.

Condover is a village and civil parish that is located approximately 5 miles south of the county town of Shropshire and located just east of the A49 Trunk road. The Cound Brook flows through the village. The village had a population at the 2011 census of 1,957. The village is very popular and benefits from a higher than normal proportion of listed buildings and half of the village is classified as a Conservation Area. The village has its own primary school and the Church of England parish church of Saints Andrew and Mary dates from the 12th century.

The village is located approximately 9 miles north east of the town of Church Stretton and approximately 12 miles north west of the town of Much Wenlock. The village offers an attractive residential area.



CONDOVER
POPULATION

2,229

APPROXIMATELY



what3words
scare.bugs.coasting



DESCRIPTION

The property offers a large property that is currently arranged as two properties known as 32 and 34 Harley Road. The part two and part single storey property is arranged currently to provide 10 bedroomed residential accommodation that has until recently been used by Condover College. The property provides a Total Gross Internal Floor Area of approximately 3,502 ft sq (325.31 m sq) over the two floors. The properties are physically split and therefore offer the opportunity of two residential houses for owner occupation.

The property sits in a total site area of approximately 0.288 acres (0.117 hectares) with the benefit of a large garden and off road car parking from Harley Road. The property is of traditional construction with a conservatory projection at ground floor level to 32 Harley Road.

32 Harley Road is currently arranged to provide 4 bedroomed residential accommodation and 34 Harley Road is currently arranged to provide 6 bedroomed residential accommodation.

The property is of potential interest to commercial developers or to residential property developers/speculators due to the significant potential of the property which is located in a sought after residential area of the village of Condover. The property is also of interest to private residential owner occupiers with the size of the property being able to provide accommodation like a granny annexe for a private residential house.

The full potential of the property can only be appreciated by undertaking an inspection of the property.



ACCOMMODATION

All measurements are approximate

32 Harley Road

GROUND FLOOR

Hallway
Kitchen
Sitting Room
Bedroom 1
Bedroom 2 with Showerroom
Conservatory

Total Gross Internal Floor Area 884 ft sq (82.12 m sq)

FIRST FLOOR

Landing
Bedroom 3 with ensuite showerroom
Bathroom
Bedroom 4

Total Gross Internal Floor Area 402 ft sq (37.34 m sq)

34 Harley Road

GROUND FLOOR

Entrance porch
Reception hallway
Bedroom 1 ensuite showerroom
Internal hallway
Sitting room
Bedroom 2
Bedroom 3 ensuite bathroom
Bedroom 4 ensuite bathroom
Showerroom
Dining Room
Kitchen
Boiler room/utility

Total Gross Internal Floor Area 1,833 ft sq (170.27 m sq)

FIRST FLOOR

Landing
Bedroom 5 ensuite showerroom
Bedroom 6 ensuite showerroom

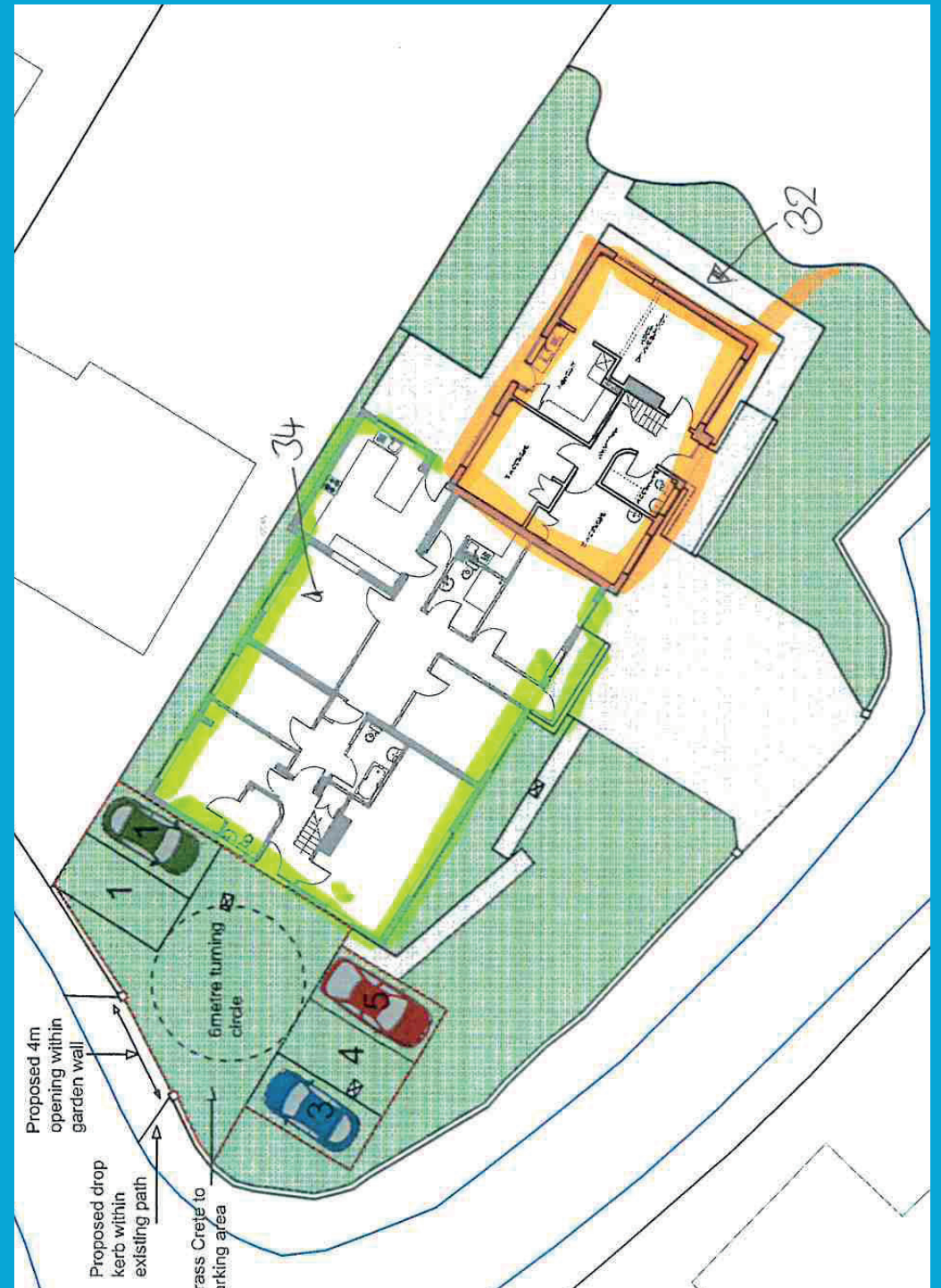
Total Gross Internal Floor Area 383 ft sq (35.58 m sq)

OUTSIDE

Off road parking
Large garden

Total Site Area 0.288 acres (0.117 hectares)





TENURE

The property is offered for sale freehold with vacant possession.

The is held under the ownership of Title Number SL229614.

GUIDE PRICE/RESERVE

£450,000 (Four hundred and fifty thousand pounds)
(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.

The property is offered for sale by public auction on Friday 12th July at 3pm at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR.

METHOD OF SALE

The property is offered for sale by public auction on Friday 12th July 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.

VAT

The property is understood not to be elected for VAT.

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, EASEMENTS & WAYLEAVES

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing 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 & 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.

COUNCIL TAX

32 Harley Road – Band C
34 Harley Road – Band C

SERVICES

(not tested at the time of our inspection)

All mains services are understood to be connected to the property.

PLANNING

Prospective purchasers should make their own enquiries. The property provides a significant residential development opportunity for private residential use or for residential development, as well as commercial uses subject to any statutory consents.

SOLICITORS


Hatchers Solicitors - Val Edwards
Welsh Bridge 1
Frankwell
Shrewsbury
SY3 8JY

 01743 248 545

 v.edwards@hatchers.co.uk

LOCAL AUTHORITY

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

 0345 678 9000


 [SHROPSHIRE COUNCIL WEBSITE](#)



VIEWING

Strictly by prior arrangement with the selling agents.
For more information or to arrange a viewing please contact:

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.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. 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.

