FOR SALE

Auction Guide Price £250,000 to £300,000

Wendholme, Park Heath, Cheswardine, Market Drayton, Shropshire, TF9 2NP

FOR SALE BY PUBLIC AUCTION - FRIDAY 29TH APRIL 2016.

An interesting and well proportioned 1950’s detached country house requiring modernisation with a scope to extend (S.T.P.P) and established gardens in a popular rural locality with distant views.
Highly desirable rural location
In need of modernisation
Scope to extend S.T.P.P
Far reaching views
Established gardens
Ample driveway parking

FOR SALE

Mileages: Cheswardine - 2.1 miles, Newport - 6.4 miles, Market Drayton - 6.7 miles, Eccleshall - 8.6 miles, Shrewsbury - 23.4 miles. [All distances are approximate]

DIRECTIONS
FROM CHESWARDINE proceed south to Soudley and carry on until reaching the canal bridge, proceed over, then the property will be found first on the right. FROM NEWPORT Proceed north along the A41 until reaching a right turning signed Cheswardine/Knighton. Follow this road and take a second left turning, sign posted Cheswardine. Follow this road to a cross roads, proceed over, then after about 1.3 miles the property will be seen on the left hand side.

SITUATION
The property is attractively situated off a country lane in a delightful farming area. From the property open views can be seen to the south and east extending some distance. The nearby village of Cheswardine offers a selection of basic amenities including primary school, community shop, church, village hall, 2 pubs. Further afield the popular town of Newport lies to the south, which provides a good shopping centre, excellent range of schools and a golf club. The town of Market Drayton also lies to the north, again providing a selection of shops and schools. Commuters will find that the property is well placed for access to a number of commercial centres including Shrewsbury, Telford, Stafford and Newcastle-upon-lyme.

DESCRIPTION
This appealing mature detached house, understood to have been built in the 1950's, offers well proportioned accommodation, suitable for families. Although in need of a scheme of modernisation and improvement, there also may be scope to extend - subject to any necessary planning consents. Such a scheme would allow prospective purchasers to incorporate their own ideas and tastes, which once complete will provide a beautiful home. Outside mature lawned gardens extend around the house, together with a parking area and space for a garage - subject to any necessary planning consents.

AGENT'S NOTE
It may be noted that the farm to the rear has planning consent to convert the traditional barns to residential dwellings (planning application No. 15/00305/PMBPA). Planning consent is also provided for the construction of new farm buildings on land to the north of Wendholme (planning application No. 15/00270/FUL). All relevant planning documents can be downloaded from the Shropshire Council planning website: http://new.shropshire.gov.uk/planning.

ACCOMMODATION

RECEPTION HALL
With oak wood block flooring, coved ceiling, staircase rising to the first floor.

LOUNGE
6.53m into bay x 4.50m (21'5' into bay x 14'9")
With tiled fireplace, coved ceiling, understairs storage cupboard.

LIVING/DINING ROOM
6.50m into bay x 3.30m narr.to 2.29m (21'4' into bay x 10'10' narr.to 7'6")
With oak wood block flooring, coved ceiling and glazed tiled fireplace.

BREAKFAST KITCHEN
5.69m x 3.30m (18'8" x 10'10")
With fitted wood effect work surface with tiled splash and built in stainless one and half bowl sink unit, good selection of base and eye level cupboards, built in electric ceramic hob unit with filter hood overhead, built in electric double oven, Mistral oil fired central heating boiler.

REAR ENTRANCE/UTILITY
With space and plumbing for washing machine, base and eye level cupboards. Timber and glazed rear entrance door.

WC
With vanity unit having wash hand basin, low flush WC, eye level cupboard.

FIRST FLOOR LANDING
With access to loft space having pull down aluminium ladder.

BEDROOM 1
3.66m x 3.30m (12'0" x 10'10")
Twin window aspect over open countryside.

BEDROOM 2
3.68m x 3.63m (12'1" x 11'11")
With twin window aspect partially over open countryside.

BEDROOM 3
3.68m x 2.21m (12'1" x 7'3")

BEDROOM 4
2.03m x 2.01m (6'8" x 6'7")

BATHROOM
With coloured suite having panelled bath with tiled walls above including wall mounted electric heat ray Sadia shower unit, splash curtain rail, pedestal wash hand basin, further tiled walls and wall mounted electric heater.
SEPARATE WC
With low flush suite and tiled walls.

OUTSIDE
A splayed entrance with twin gates leading onto a tarmac driveway and parking area. Established gardens surround the house, laid to lawn with a mix selection of specimen trees, spring bulb beds, selection of shrubs, raised sandstone rose bed, oil storage tank, external cold water tap.

GENERAL REMARKS

METHOD OF SALE
THE PROPERTY WILL BE OFFERED FOR SALE BY PUBLIC AUCTION (SUBJECT TO CONDITIONS AND PRIOR SALE) AT HALLS HOLDINGS HOUSE, BOWMEN WAY, BATTLEFIELD, SHREWSBURY, SY4 3DR ON FRIDAY 29 APRIL 2016 AT 3.00 PM. THE AUCTIONEERS, AS AGENTS, ON BEHALF OF THE VENDORS RESERVE THE RIGHT TO ALTER, DIVIDE, AMALGAMATE OR WITHDRAW ANY OF THE PROPERTY FROM SALE AT ANY TIME. WITHOUT PRIOR NOTICE OR EXPLANATION AND NO LIABILITY WILL BE EXCEPTED AT ANY INTENDING PURCHASER INCONSEQUENCE OF SUCH A DECISION.

CONTRACT/SPECIAL CONDITIONS
Wendholme, Park Heath, Cheswardine, Market Drayton, TF9 2NP will be sold, subject to the Special Conditions of Sale, which will not be read out at the time of sale, but will be available for inspection 14 DAYS PRIOR TO THE AUCTION at the Agents office:- HALLS, 2 BARKER STREET, SHREWSBURY, SY1 1QJ. TEL: 01743 236444 or alternatively enquiries can be made to the VENDORS SOLICITORS:- Margaret Foulkes-Williams, Onions and Davies Solicitors, 91 Cheshire Street, Market Drayton, Shropshire, TF9 3AF. Tel: 01630 652 405. Purchasers will be deemed to bid on those Terms and Conditions and shall be deemed to purchase with full knowledge thereof, whether he/she had read the Special Conditions or not.

FIXTURES AND FITTINGS
Only those items described in these sale particulars are included in the sale. All fitted carpets as laid, curtains and light fittings will remain at the property.

SERVICES
It is understood that mains electricity is connected. Mains water is supplied via Park Heath Farm. A new pipe supply is to be laid with a private meter by the owner of Park Heath Farm. The supply will be subject to a service charge of £100.00 per annum. The water rate payable will be at the Sever Trent rate plus 5%. Connection from the new supply to the house will be the responsibility of the purchaser. The existing supply will remain for 6 months following completion. Foul drainage is presently to an off-site septic tank. The purchasers will be required within 12 months of completion to install a new on site foul drainage system. A site position has been identified with space for a a drainage field with easement, subject to any necessary L.A consents.

LOCAL AUTHORITY/TAX BAND
Shropshire Council. Tel: 0844 448 1644 . Council Tax Band ‘ E’.

TENURE
Freehold, although purchasers must make their own enquiries.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY
The property is sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

BOUNDARY, ROADS AND FENCES
The purchaser shall be deemed to have full knowledge of the boundaries/fences and neither the Vendor nor the Agents will be responsible for defining the ownership of the boundary fences or hedges.

VENDORS SOLICITOR
Margaret Foulkes-Williams, Onions and Davies Solicitors, 91 Cheshire Street, Market Drayton, Shropshire, TF9 3AF. Tel: 01630 652 405.

VIEWINGS
Halls, Tel: 01743 236444 and Shrewsbury@hallsgb.com. Strictly by appointment.

BUYERS ADMINISTRATION FEE
In addition to the deposit required upon exchange of contracts, buyers will be required to pay a ‘Buyers Administration Fee’. This fee is £100 plus VAT for each lot, which is to be paid on the day, following the auction or exchange for pre-auction purchasers. This can be paid by Debit/Credit card or cheque. Please bring with you the means to pay both the deposit and the Buyers Administration Fee.

GUIDE PRICE/RESERVE
*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.
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Energy Performance Ratings

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Energy Performance Ratings

01743 236444
Shrewsbury office:
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E. shrewsbury@hallsgb.com

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