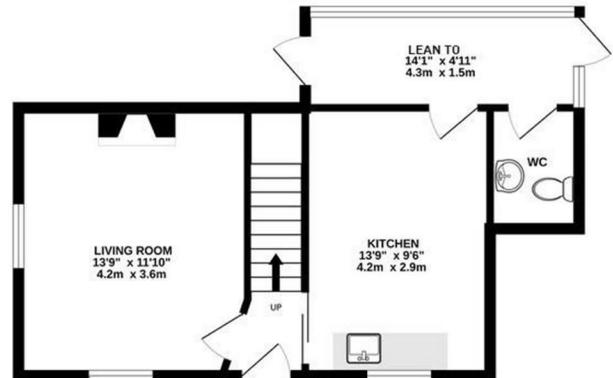


FOR SALE

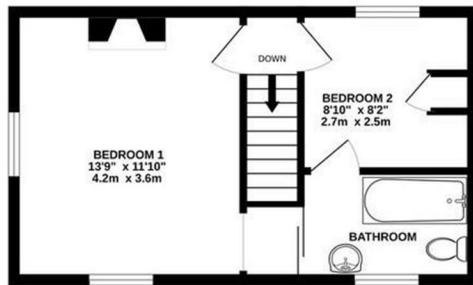
4 Benthall Cottages, Alberbury Road, Ford, Shrewsbury, SY5 9ND

Halls¹⁸⁴⁵

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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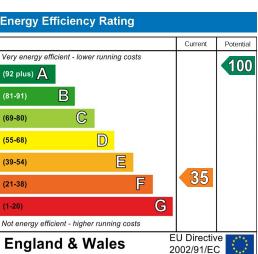
FOR SALE

Auction Guide Price £275,000 - £300,000

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



*** AUCTION GUIDE PRICE £275,000 - £300,000 ***

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. IN ALL APPROXIMATELY 1.6 ACRES.

Halls¹⁸⁴⁵

01743 236444

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

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The Property
Ombudsman

APPROVED CODE
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MILEAGES: Shrewsbury 6.3 miles and Welshpool 14 miles. All distances are approximate.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- **Detached country cottage**
- **Requires renovation**
- **Excellent scope to extend s.t.p.p.**
- **Gardens and land**
- **Beautiful views**
- **In all approximately 1.6 acres**

DIRECTIONS

Proceed west along the A450 Welshpool road. Continue through the village of Ford and on leaving the village take the right turning (signed Lake Vyrnwy) along the B4393 road. Carry on for a distance and having past Benthall Stone Farm on the right hand side, take the next right turn along an unadopted lane. Proceed to the end of this lane where the property will be found.

SITUATION

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. Commuters will find that the property is well placed with access to the main A5 which links north to Oswestry with additional road links through to Chester or alternatively south east to the M54 motorway, Telford and the West Midlands conurbation.

DESCRIPTION

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 and will no doubt be of interest to those with horses and most forms of livestock. It should be noted from the land and gardens there are some stunning views over the adjoining farmland and over towards the Bredinen Hills. Please see Agents Note.

ACCOMMODATION

Panelled entrance door leads into:

ENTRANCE AREA

With quarry tiled floor, staircase to first floor.

LIVING ROOM

With quarry tiled floor, exposed beams to ceiling. Fireplace with quarry tiled hearth, ornamental surround with log burning stove. Dual aspect window with lovely views.

KITCHEN DINER

With Belfast sink unit, fitted worktop with storage cupboards under. Space and connection for cooker. Fireplace with quarry tiled hearth, exposed brick work and log burning stove. Space for fridge freezer. Exposed brickwork to one wall, with store area behind. Panelled stable door to:

LEAN TO

With part glazed door. Door into:

GARDEN WC

With wall mounted wash hand basin and low level WC. Door into garage.

FIRST FLOOR LANDING

BEDROOM ONE

With exposed timbers, dual aspect windows with lovely views. Archway and door to:

JACK AND JILL BATHROOM

Providing a suite comprising low level WC, wash hand basin, panelled bath with electric shower over.

BEDROOM TWO

With built in storage cupboard. Access to loft space and additional overhead storage area. Lovely aspect over gardens and land.

OUTSIDE

The property is approached over a shared driveway. Leading to a gated entrance providing access to the parking area to the property.

GARAGE

With twin timber entrance doors, power and light.

THE GARDENS

To the front the gardens offer attractive flowing lawns interspersed with a number of shrubbery beds and borders together with a variety of different specimen shrubs and plants. Block and felt storage shed. Mini orchard containing a variety of fruit trees. The front and side gardens offer a beautiful aspect over adjoining rolling farmland with the Bredinen Hills in the distance. Positioned to the rear of the cottage is an additional area of lawn.

THE LAND

Consists of three paddocks which are all laid to pasture containing two buildings, one comprising a stone and tile store together with a timber and felt shelter.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged to obtain proof of identity for buyers, their agents, representatives, including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit our website. If you are the successful bidder/s of this lot, further Anti-Money Laundering checks will be carried out using a specialist third-party company, Movebutler. We thank you for your cooperation.

AGENTS NOTE

Prospective purchasers attention is drawn to the land plan and specifically the area marked in black. We have been informed by both the current owners and previous owners, that this area has been used uninterruptedly since 1985.

We understand the current owners have laid a new water pipe, running from the cottage to the main road. It should be noted this pipe has not been connected.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'D' on the Shropshire Council Register.

METHOD OF SALE

The property will be offered for sale by PUBLIC AUCTION ON 25TH JULY 2025 AT 3PM AT HALLS HOLDINGS HOUSE, BOWMEN WAY, BATTLEFIELD, SHREWSBURY, SY4 3DR. The Auctioneers, as agents, on behalf of the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

BOUNDARIES, ROADS AND FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

CONTRACT OF SPECIAL CONDITIONS OF SALE

The property will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the VENDORS SOLICITORS: MS JACINTA WALMSLEY, HATCHERS SOLICITORS, WELSH BRIDGE, 1 FRANKWELL, SHREWSBURY, SY3 8JY - 01743 248545, approximately 14 days prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

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).

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.

GUIDE PRICE AND 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.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.