

5 The Drumble, Moreton Say, Market Drayton, TF9 3RT

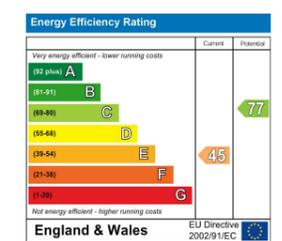


FOR SALE BY AUCTION Auction Guide Price £120,000

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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 ** £120,000- £140,000

Situated in the peaceful rural hamlet of Moreton Say, this three-bedroom semi-detached home enjoys attractive countryside views and a tranquil setting. Constructed of traditional brick, the property benefits from ample off-road parking, good size front and rear gardens and offers excellent potential for modernisation. It has good access to Market Drayton, Whitchurch, Newport, and Shrewsbury.



01743 450730

Property Auctions
Bowmen Way Battlefield, Shrewsbury,
Shropshire, SY4 3DR



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three-bedroom semi-detached home
- Quiet rural hamlet with countryside views
- Spacious accommodation with integral storage
- Ample off-road parking
- Set on a generous plot with refurbishment potential
- Viewing highly recommended

Description

Halls Holdings Limited are favoured with the instructions from Connexus to offer this property for sale by Public Auction on Friday 1st May 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm

This spacious three-bedroom semi-detached home is set in the quiet hamlet of Moreton Say and offers well-proportioned, versatile accommodation. The ground floor features a welcoming living room, kitchen and pantry store, while the first floor provides three good-sized bedrooms and a family bathroom. Externally, there are generous front and rear gardens with side access, complemented by multiple integral storage areas. Constructed of traditional brick, the property requires modernisation throughout but benefits from ample off-road parking, presenting an excellent opportunity for a renovation project in a peaceful rural setting.

Situation

The property is located in the rural hamlet of Moreton Say, just outside Market Drayton, with convenient access to the A53 and A41, providing links to Shrewsbury, Whitchurch and the surrounding areas. The village offers a primary school, local shop and pub, while Market Drayton provides supermarkets, independent shops, cafés, restaurants, healthcare and leisure facilities, making the location both peaceful and well-connected.

WSW

///unstated.dozen.elite

Accommodation

(all measurements are approximate)

The accommodation comprises of following

Ground Floor

- Porch 2'5 x 3'8
- Hallway 6'3 x 13'11
- Sitting Room 16'0 x 14'1
- Kitchen 9'6 x 9'5
- Pantry 3'10 x 3'4

First Floor

- Landing 3'1 x 7'3
- Bedroom 1 9'4 x 14'2
- Bedroom 2 9'7 x 11'0
- Bedroom 3 6'4 x 11'2
- Bathroom 6'1 x 4'7

Outside

Integral store 7'11 x 7'10

Gardens

The property benefits from an extensive driveway to the front, providing ample off-road parking, together with a generous front garden. Side access leads to the rear garden, which slopes gently upward and enjoys countryside views from the top.

Services

(not tested at the time of inspection)

We understand that mains water including drainage and electricity are connected to the property.

Planning

Prospective purchasers should rely on their own enquiries.

The property is understood to benefit from planning consent for Use Class C3 of the Town and Country Use Classes Order 1987.

Council Tax Band

B

Local Authority

Shropshire Council,
Guildhall,
Frankwell Quay,
Shrewsbury,
SY3 8HQ
0345 678 9000

Method of Sale

The property will be offered for sale by Public Auction on Friday 1st May 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm. The Auctioneers, as agents for 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.

CONTRACT & SPECIAL CONDITIONS OF SALE (LEGAL PACK)

The property will be sold subject to the Special Conditions of Sale, which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers or the Solicitors Forbes, FAO Aisha Bhailok. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

Guide Price/Reserve

*Guides are provided as an indication of each seller's 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.

***IMPORTANT* ANTI-MONEY LAUNDERING REQUIREMENTS**

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.

Bidding on Behalf of Another Party (Third Party Bi

Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.