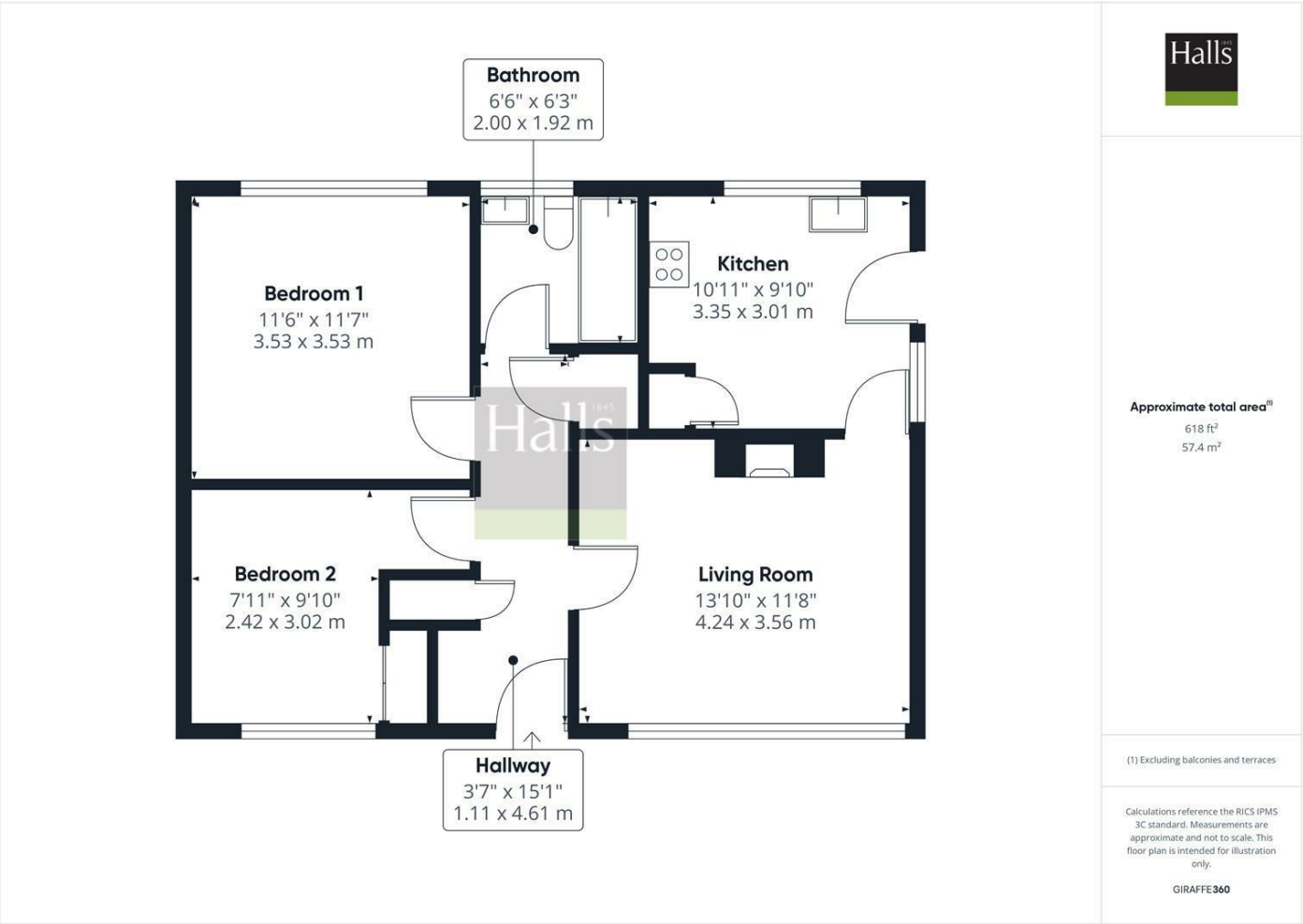


FOR SALE BY AUCTION

12 Weston Road, Bucknell, SY7 0BA



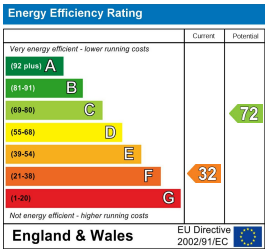
FOR SALE BY AUCTION Auction Guide Price £90,000

12 Weston Road, Bucknell, SY7 0BA

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***** £90,000 - £108,000

A 2-bedroom detached timber bungalow in need of modernisation, set in a large garden with off-road parking. Located on the edge of Bucknell village, close to amenities and within the Shropshire Hills AONB. The property offers good potential with several outbuildings. Electric heating, mains services, and mains drainage. Offered for sale by public auction.



01743 450730

Property Auctions
Halls Holdings House Battlefield, Shrewsbury, Shropshire, SY4 3DR



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- 2 bedroomed detached bungalow
- Established residential area
- Located in proximity to all local amenities
- In need of a scheme of general modernisation
- Generously sized garden area and off road parking
- Non-traditional construction
- Significant potential
- viewing highly recommended

DESCRIPTION
Halls Holdings Limited are favoured with the instructions from Connexus to offer this property for sale by Public Auction.

The property comprises of a detached 2 bedroomed bungalow sat in a generously sized garden and off road parking. The property is arranged to provide reception hallway, sitting room, kitchen, airing cupboard, two bedrooms and bathroom. The property requires some modernisation but has significant potential that can only be appreciated by undertaking an inspection of the property. There are a variety of outbuildings. The property is of non-traditional timber construction sitting under a tiled roof cover.

The property has a generously sized garden and off road parking.

SITUATION
The property is located fronting onto Weston Road on the edge of the village of Bucknall and is located within proximity of majority of local amenities including a railway halt.

Bucknell is a village in south Shropshire. The village lies on River Redlake and close to border of Shropshire with Wales and Herefordshire. It is located in the Shropshire Hills Area of Outstanding Natural Beauty. The village is located approximately 6 miles east of the town of Knighton, where all local amenities are available. The village had a population of 717 people at the 2011 census.

Bucknell is located approximately 14 miles east of the town of Ludlow, approximately 9 miles south west of the town of Craven Arms and approximately 30 miles south of the county town of Shrewsbury.

DIRECTIONS
The property is located on the northern side of Weston Road on the edge of the village of Bucknall.

W3W
///friction.browsers.coder

GROUND FLOOR
Entrance Hallway 13'8" x 15'
With light fitment
Sitting Room 13'11" x 11'8"
With light fitment and electric heater
Kitchen 11'1" x 9'11"
With kitchen units and light fitment and electric heater
Airing cupboard 2'9" x 3'3"
Bedroom 1 11'8 x 11'8"
With light fitment and electric heater
Bathroom 6'7" x 6'4"
With sanitary installations, light fitment and electric heater
Bedroom 2 7'11" x 9' 11" plus 3'2" x 3'8"
With light fitment and electric heater

OUTSIDE
Variety of outbuildings

GARDENS

SERVICES
(not tested at the time of inspection)
We understand that mains water, electricity and mains drainage are connected to the property. The property has the benefit of electric heating.

ACCOMODATION
(all measurements are approximate)

The accommodation comprises of following

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
A

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 26th September 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2 pm. 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, FA0 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.