



Helping *you* move



**Kealne, Shrewsbury Road, Darliston, SY13 2BD**

Starting Bid

**£120,000**

**FOR SALE BY MODERN AUCTION. A two bedroom detached bungalow of non standard construction with a brick lined exterior over a pre-fabricated interior, in need of total renovation or rebuild subject to the necessary planning consent. CASH BUYERS ONLY.**



# Kealne, Shrewsbury Road, Darliston, SY13 2BD

## Overview

- Two Bedroom Detached Bungalow
- Rural Location
- Countryside Views
- Non Standard Construction
- In need of complete renovation or re-build\*
- \*Subject To Local Authority Consent
- CASH BUYERS ONLY
- Front and Rear Gardens
- Council Tax Band B, EPC F
- EPC F
- Council Tax Band B
- Freehold



## Brief Description

**\*\*FOR SALE BY MODERN AUCTION\*\***

This is a great opportunity to purchase a two bedroom detached bungalow of non-standard construction with a brick lined exterior over a pre-fabricated interior, in need of total renovation or rebuild subject to the necessary planning consent. Due to the construction of the property we believe it is suitable for cash buyers only. It is situated in a rural location with countryside views to the front and rear and the accommodation comprises Entrance Hall, Lounge, Kitchen, Conservatory, Two Bedrooms, WC and Shower Room. Outside, the property is approached over a gravel driveway leading to a single garage. There is also lawned area to the front and an enclosed rear garden which is mainly laid to lawn enjoying views over the surrounding fields.

## AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

#### LOCATION

Darliston is situated in a semi-rural location about two miles from the village of Prees offering various facilities for day to day requirements; Lower Heath Primary School is approximately one mile away. The market towns of Whitchurch, Wem and Market Drayton are between five to eight miles approximately.

#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### SERVICES

We are advised that mains electricity, water and drainage are available. Oil central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



#### LOCAL AUTHORITY

Council Tax Band B. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

From Whitchurch proceed on the A41 towards Newport, after Higher Heath there is a right hand turning signed Hodnet & Wem B6505 turn at this point and continue for approximately a mile where the property can be found on the right hand side.

#### PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

#### ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

#### METHOD OF SALE

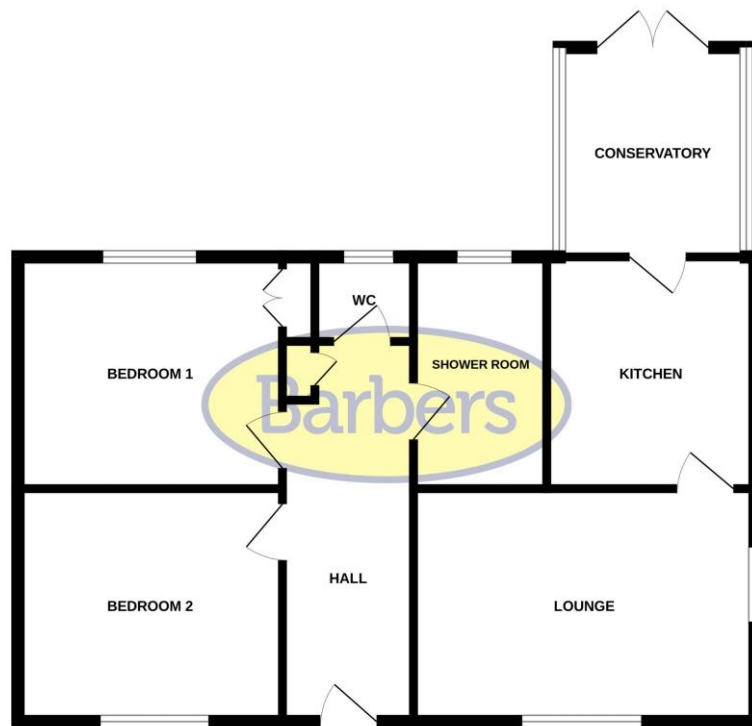
For Sale by Private Treaty.

#### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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GROUND FLOOR



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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12/2024

**LOUNGE**  
15' 2" x 10' 4" (4.62m x 3.15m)

**KITCHEN**  
10' 4" x 9' 3" (3.15m x 2.82m)

**CONSERVATORY**  
9' 4" x 8' 6" (2.84m x 2.59m)

**BEDROOM ONE**  
11' 9" x 10' 4" (3.58m x 3.15m)

**BEDROOM TWO**  
11' 9" x 10' 4" (3.58m x 3.15m)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.