

**FOR SALE**

Auction Guide £300,000 - £325,000

8 Lower Longwood, Eaton Constantine, Shrewsbury, SY5 6RB

FOR SALE BY PUBLIC AUCTION ON FRIDAY 26TH APRIL 2024 AT 3PM - AUCTION GUIDE PRICE
£300,000 - £325,000

A charming period detached country cottage requiring modernisation and refurbishment, set in generous wrap around gardens, with a range of adaptable outbuildings, together with an amenity paddock in a sought after rural locality adjoining farmland. IN ALL APPROXIMATELY 0.95 ACRE.



MILEAGES: Shrewsbury 8.4 Miles, Telford 8.6 Miles Ironbridge 6.2 Miles. All mileages are approximate.



- Mature detached cottage
- Requires improvement
- Scope to extend (s.t.p.p.)
- Attractive gardens
- Outbuildings & Paddock
- IN ALL ABOUT 0.95 ACRE

DIRECTIONS

From Shrewsbury take the B4380 to Atcham, continue on for nearly one mile and take the right turn signposted Wroxeter (B4380). Proceed past the right turn to Wroxeter, and the left turn for Donnington. After passing the Lower Longwood turning for Longwood and Dryton the property will be identified after a short distance on the left hand side.

SITUATION

The property is located in a highly desirable position offering excellent access to the county town of Shrewsbury, which offers an extensive range of amenities including an excellent shopping centre, recreation and educational facilities as well as a rail service. There are also good access roads linking through to Telford, Ironbridge and Much Wenlock. Commuters are within easy reach of the M54 motorway, which then links through to Telford and thereon to the West Midlands conurbation.

DESCRIPTION

8 Lower Longwood is a mature detached cottage which sits beautifully in its plot and offers excellent potential for extension subject to necessary planning permission and building regulations approval. The ground floor offers a living room, kitchen diner and shower room. To the first floor there are three bedrooms. Outside, the gardens are predominantly lawned and generous in size, incorporating a number of well stocked and designed shrubbery beds and borders, together with a variety of specimen trees. The property provides a range of multi purpose outbuildings. In addition to the gardens there is a paddock which is laid to pasture. IN ALL APPROXIMATELY 0.95 ACRE.

ACCOMMODATION

Panelled part glazed entrance door into:

ENTRANCE HALL

With staircase rising to first floor. Under stair storage cupboard.

LIVING ROOM

Fireplace with quarry tiled hearth and log burning stove.

KITCHEN DINER

With stainless steel sink unit with storage cupboards under. Fitted worktop. REGENT Rayburn with double oven and hot plate.

INNER HALL

With useful walk-in pantry style cupboard with quarry tiled floor and fitted shelving.

SHOWER ROOM

White suite comprising pedestal wash hand basin and walk-in shower cubicle with mains fed shower and splash screen.

FIRST FLOOR LANDING

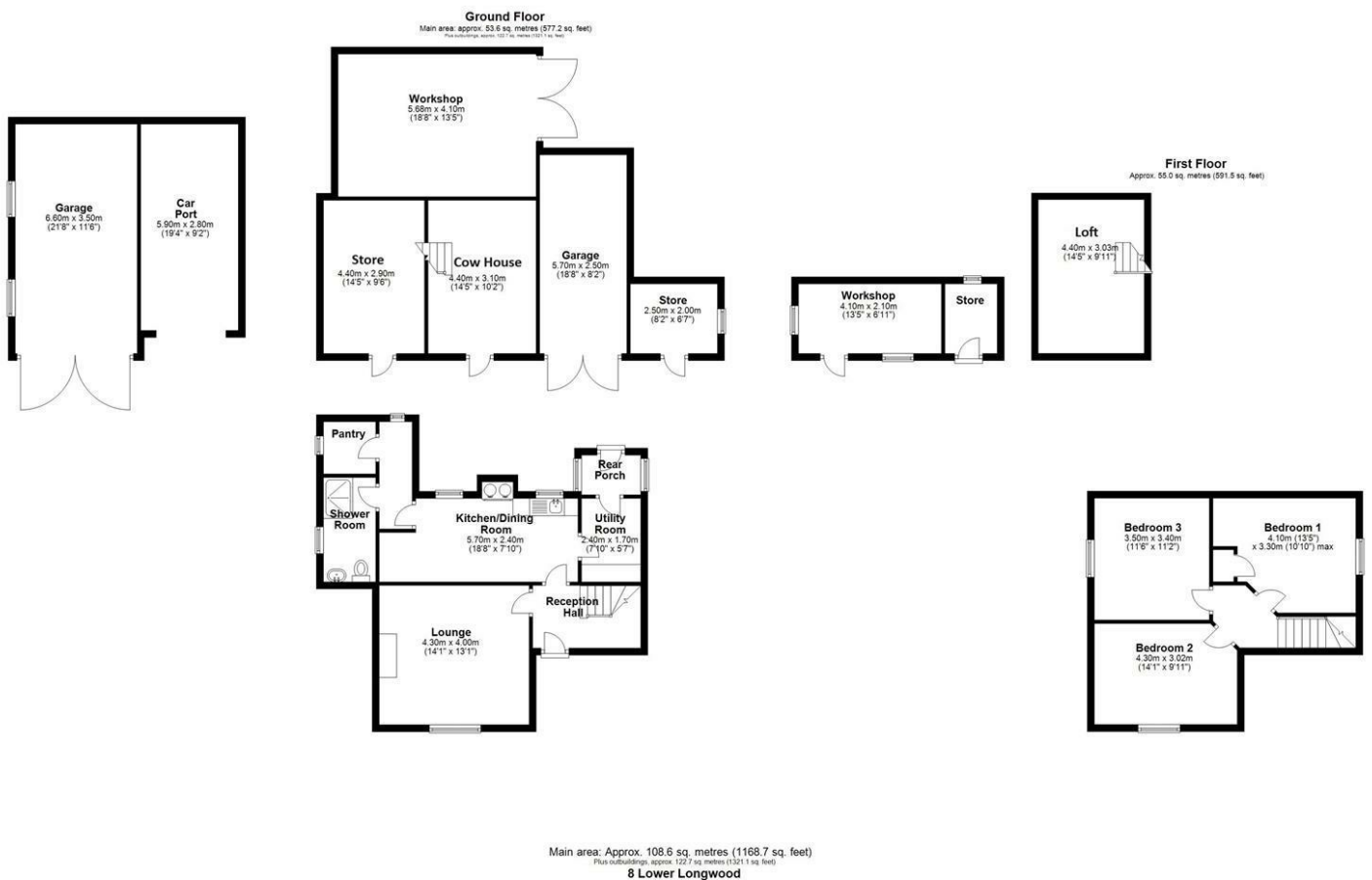
Access to loft space.

BEDROOM 1

With elevated attractive aspect.

BEDROOM 2

With elevated attractive aspect.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



BEDROOM 3

With built in airing cupboard housing the insulated hot water cylinder. Views over farmland.

OUTSIDE

THE OUTBUILDINGS

There are a selection of useful outbuildings:

- * TWIN GARAGE built of timber and corrugated iron.
- * DOMESTIC OUTHOUSE built of timber, brick and tile comprising general store and coal house.
- * GARDEN STORE built of timber and felt.

MAIN OUTBUILDING RANGE

Built of brick, stone and tile, comprising old cow house with steps rising to loft area. GARAGE with timber twin entrance doors. STORE with stable entrance door. LOG STORE with brick floor. COW HOUSE with brick floor. REAR LEAN-TO WORKSHOP built of timber and corrugated iron with timber twin entrance doors.

THE LAND

Accessed off the entrance driveway and contained within a single enclosure. Down to pasture and sloping.

IN ALL APPROXIMATELY 0.95 ACRE.

GENERAL REMARKS

COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands

FIXTURES AND FITTINGS

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

SERVICES

Mains electricity and water is understood to be connected. Foul drainage is understood to go to a septic tank. Part solid fuel heating. None of these services have been tested.

METHOD OF SALE

The property will be offered for sale by PUBLIC AUCTION ON 26TH APRIL 2024 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 BETH PRINCE - WOMBLE BOND DICKINSON, ONE TRINITY, BROAD CHARE, NEWCASTLE UPON TYNE, NE1 2HF, Email: beth.prince@wbd-uk.com, OR AT THE AUCTIONEERS OFFICES, HALLS, 2 BARKER STREET, SHREWSBURY, SHROPSHIRE, SY1 1QJ. TEL: 01743 236444, 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 £2,500 plus VAT (£3,000).



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/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.

PURCHASERS COVENANT

Halls would draw interested parties attention to the purchasers covenants;

- (1) All external alterations to the property and/or extensions, will require consent from Raby Estate and this would not unreasonably be withheld.
- (2) There is to be no future development at the property other than ancillary, agricultural, equestrian or storage buildings.

TENURE

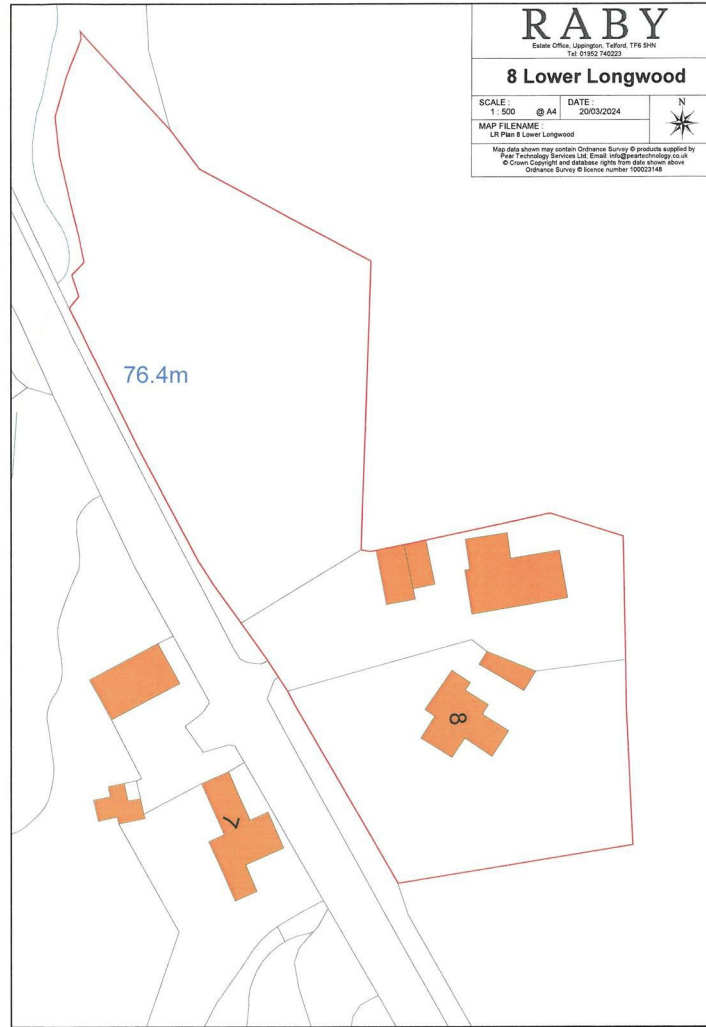
Freehold. Purchasers must confirm via their solicitor.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com.

FOR SALE

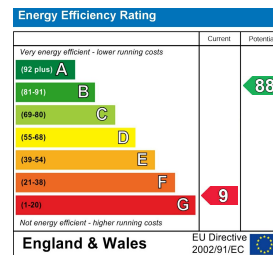
8 Lower Longwood, Eaton Constantine, Shrewsbury, SY5 6RB



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



01743 236 444

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.