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- Detached four-bedroom house
 - 2.16-acre freehold plot
 - In need of modernisation
 - Approximate extent of 2,384 sqft
 - Barn, stables and a double garage
 - Tenanted grazing rights on land separate to the house
 - Chapel Lane, Stoke Heath, Market Drayton
 - Auction 17 October 2025



Register to bid

Auction guide £325,000

Lot 124 - Brook House Chapel Lane Stoke Heath Market Drayton TF9 2JT

A detached four-bedroom house in need of modernisation on a 2.16-acre freehold plot, in Market Drayton with an approximate extent of 2,384 sqft, including a barn, stables and a double garage. (Title number: SL83494)

FOR SALE BY AUCTION: To be sold by public auction on the attorney's instruction. A detached four-bedroom house in need of modernisation on a 2.16-acre freehold plot, in Chapel Lane, Stoke Heath, Market Drayton, with an approximate internal extent of 2,384 sqft, including a barn with an extent of approximately 513 sqft, a block of two stables each with an approximate extent of 10.8 sqft and a double garage measuring 19'3" x 17'10". The house sits on a subdivision of the plot, separate from the rest of the plot, which is long-term tenanted as grazing rights for £100 per annum. The property has a septic tank, and the heating is oil-fired. The accommodation comprises on the ground floor of a living room, conservatory, dining room, kitchen diner, WC, pantry and utility room and upstairs, four bedrooms, a loft room and bathroom. To be sold via online bidding on Friday, 17 October 2025.

Auctioneer's comments: 'A unique opportunity to purchase a property with scope for improvement on a large plot, ideal for investors and developers.'

Auction date

The property is to be sold by public auction on Friday, 17 October 2025 via a 2-hour online bidding window.

To view

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 60 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

Description

Detached four-bedroom house in need of modernisation on a 2.16-acre freehold plot.

Location

Chapel Lane, Stoke Heath, Market Drayton, Shropshire

Accommodation

Ground floor: living room, conservatory, dining room, kitchen/diner, WC, pantry, utility room

First floor: four bedrooms, loft room, bathroom

Outside

Barn, stables, double garage, greenhouse, multiple sheds, oil tank, tenanted grazing land

EPC rating

To be confirmed

Tenure

Freehold with vacant possession

Tenanted grazing rights on land separate to the house

Local authority and council tax band

Shropshire Council

Council tax band: F

Pre-auction bids

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

Auction fees

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.

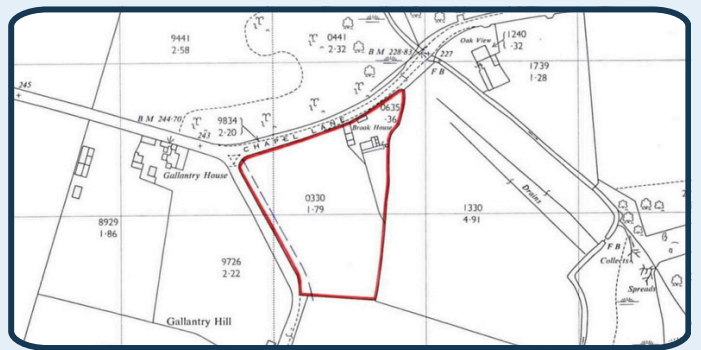


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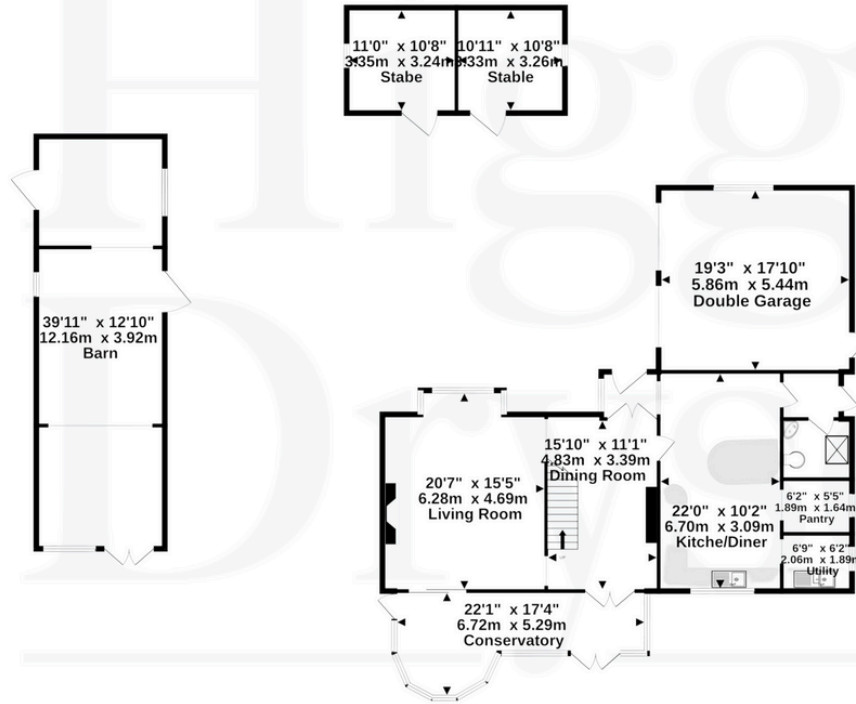




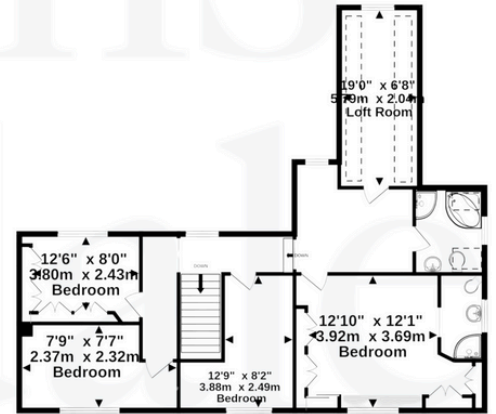




GROUND FLOOR & OUTSIDE



FIRST 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.
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[View Lot 124 - Brook House Chapel Lane TF9 2JT](#)

Please read the following: This is a 60-minute managed block viewing for the auction sale of Lot 124 - Brook House Chapel Lane Stoke Heath Market Drayton TF9 2JT ...



Book to View