

- Detached house in need of modernisation and repair
- Detached indoor pool and sauna in need of repair
- Four bedrooms
- Double garage
- Freehold with vacant possession
- Approximate extent of 2,792 SQFT
- Kemberton, Shifnal, Shropshire
- Auction Friday 28 November 2025



Register to bid

Auction guide £350,000

Lot 126 - Old Smithy, Mill Lane, Kemberton Shifnal, Shropshire, TF11 9LY

A detached, freehold, four-bedroom house in need of modernisation and repair on a large plot with a double garage and a detached indoor pool and sauna. Located in Kemberton, Shifnal, with an approximate internal extent of 2,792 SQFT. (Title numbers: Unregistered, SL90687, SL284173, SL14492)

FOR SALE BY AUCTION: To be sold by public auction on the owner's instructions. A detached, freehold, four-bedroom house in need of modernisation and repair, with accommodation including a living room, dining room, utility room, study with a kitchenette and access to the large double garage on the ground floor and upstairs, four bedrooms with a master en suite and an en suite WC. The house has an approximate internal extent of 1,947 SQFT and is located on a large plot. At the rear of the garden, there is a detached indoor pool and sauna with an approximate extent of 845 SQFT. Located in the popular village of Kemberton, Shifnal, with an approximate total internal extent of 2,792 SQFT. To be sold via online bidding on Friday, 28 November 2025.

Auctioneer's comments: 'Property like this does not come to the market in Kemberton very often, with massive potential, both regarding the house and the plot, it will be of keen interest to investors and developers both locally and nationally.'

Auction date

The property is to be sold by public auction on Friday, 28 November 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 house, in need of modernisation and repair, four bedrooms, freehold, 2792 SQFT, parking, double garage, detached pool/sauna complex

Location

Kemberton, Shifnal, Shropshire

Accommodation

Ground floor: living room, dining room, kitchen, utility room, reception, kitchenette, WC, study

First floor: four bedrooms, master en suite bathroom, WC en suite, bathroom

Indoor pool/sauna: main pool (1.59m deep), pump room, sauna, WC, shower

Outside

Parking on drive, double garage, rear garden, detached indoor pool/sauna, multiple sheds.

EPC rating

To be confirmed

Tenure

Freehold with vacant possession

Local authority and council tax band

Shropshire Council

Council tax band: F



Video Tour Lot 126

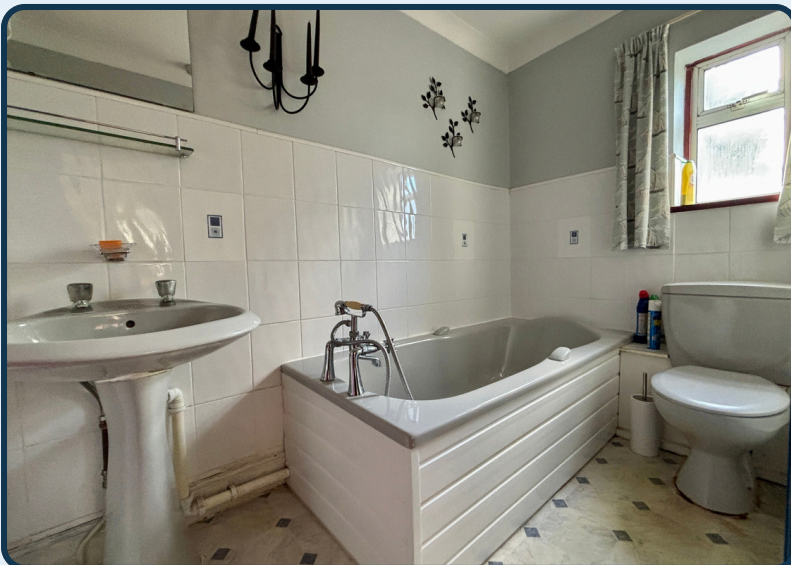
Pre-auction bids

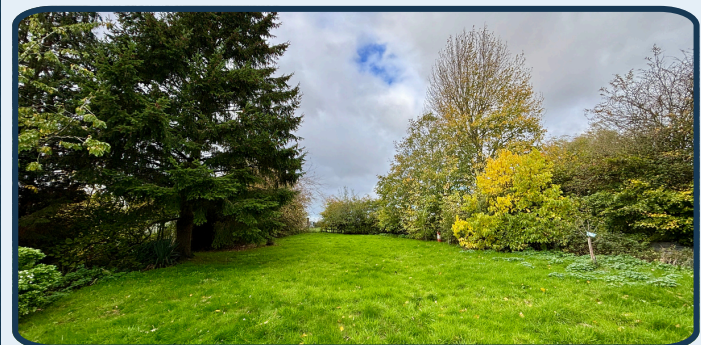
To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions 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.

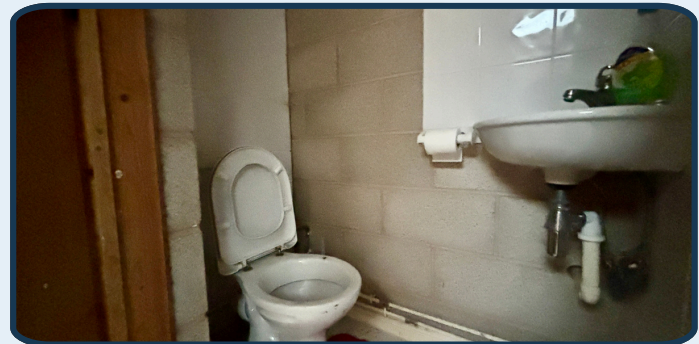
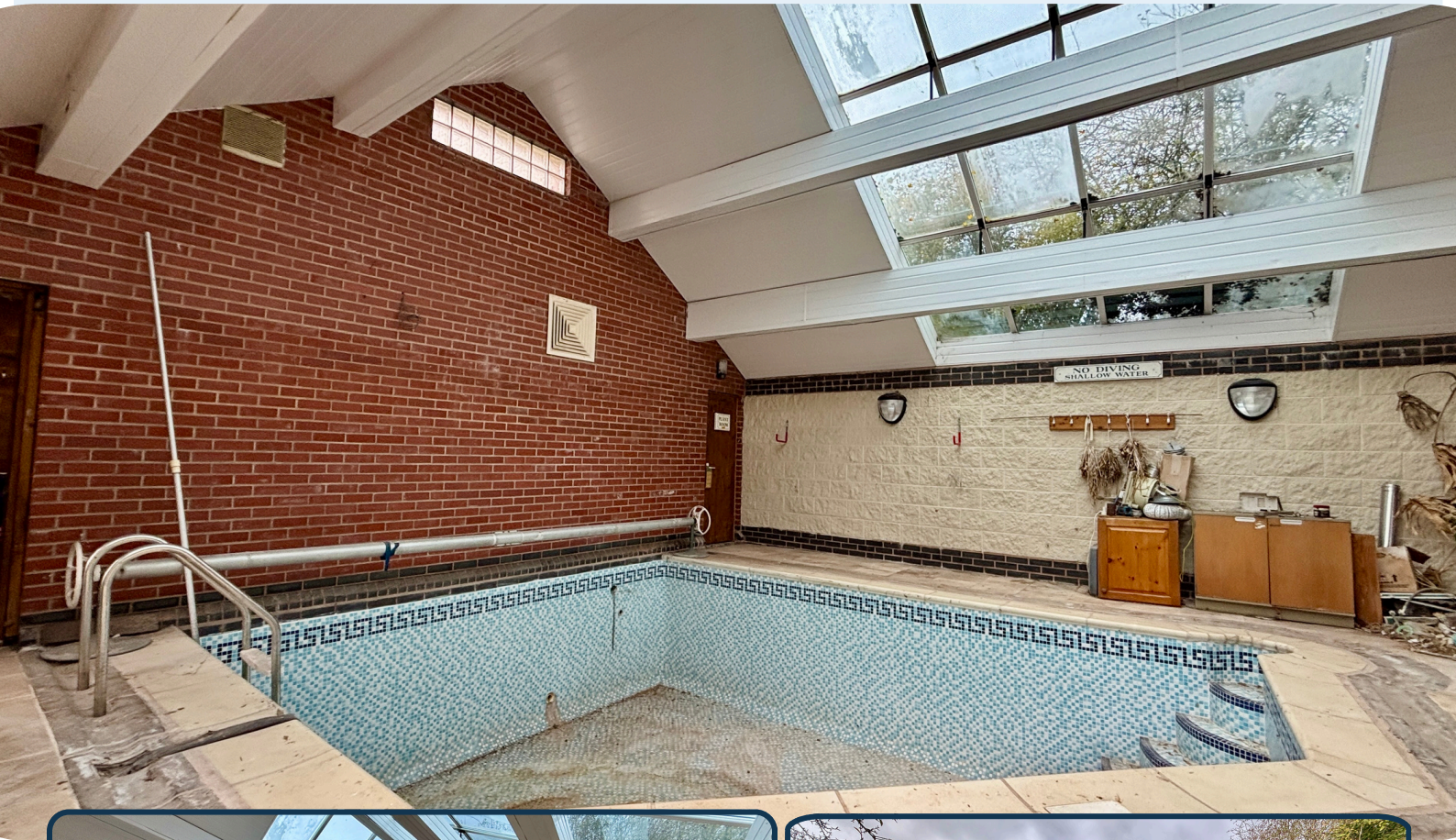
Auction fees

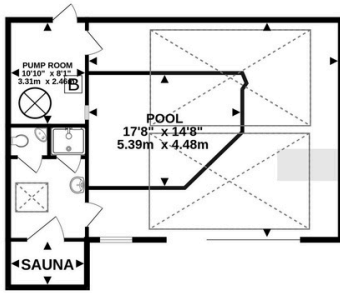
In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 plus VAT. Please be aware that additional fees may be payable on completion, including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



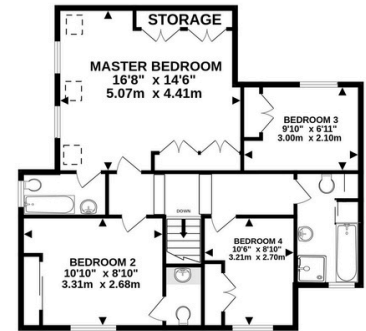
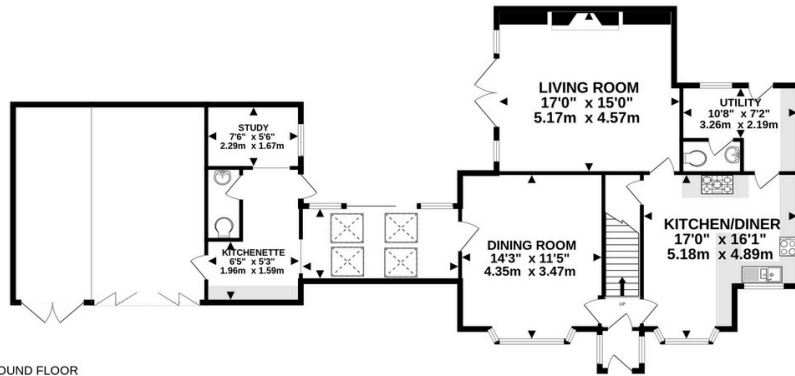








GROUND FLOOR



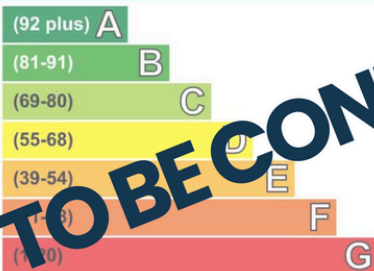
1ST FLOOR

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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Energy Efficiency Rating



TO BE CONFIRMED



Book to View