



- Auction Sale – Friday 28th November
- OPEN DAYS - WEDNESDAY 5TH NOVEMBER 12-2PM / FRIDAY 21ST NOVEMBER 2:30-4:30PM
- Desirable Location
- Exciting Renovation Opportunity
- Grade II Listed Former School
- NO ONWARD CHAIN

DESCRIPTION
*** OPEN DAYS - WEDNESDAY 5TH NOVEMBER 12-2PM / FRIDAY 21ST NOVEMBER 2:30-4:30PM *** Nestled within the heart of the Ironbridge Gorge World Heritage Site, this charming Grade II listed former school offers endless potential (STPP). Brimming with character and space, it features a 2-bedroom duplex, 1-bedroom apartment, and studio, alongside generous former classrooms filled with light and history. Two separate parcels of land, including one with parking potential (STPP), make this a truly unique opportunity to create something special in a breathtaking setting.

LOCATION
Ironbridge is a renowned historic area nestled within the Severn Gorge, one of England's most striking and distinctive landscapes. The picturesque town centre lies beside the River Severn, where the slopes of the Gorge are adorned with an appealing blend of grand, detached period homes and quaint hillside cottages. Steeped in history, this remarkable area was a focal point of the Industrial Revolution and gained international fame in 1779 with the construction of the world's first iron bridge.

ROOMS

LOWER GROUND
FORMER CLASSROOM
34'9" x 20'2"

FORMER CLASSROOM
15'10" x 14'4"
FORMER CLASSROOM/WORKSHOP
11'9" x 20'2"
STORAGE
KITCHEN
12'5" x 12'3"
LIVING ROOM
17'7" x 12'0"
BATHROOM
10'4" x 7'9"
BEDROOM
11'10" x 10'4"
GROUND FLOOR
FORMER CLASSROOM
20'2" x 19'11"
FORMER CLASSROOM
36'6" x 20'2"
FORMER CLASSROOM
15'10" x 14'4"
STUDIO APARTMENT
17'11" x 10'0"
LIVING ROOM
17'7" x 11'1"
POTENTIAL KITCHEN/DINER
17'7" x 12'0"
BATHROOM
10'4" x 7'9"
STUDY
10'4" x 7'3"

FIRST FLOOR
SITTING ROOM
12'1" x 11'1"
BEDROOM
12'0" x 10'3"
BEDROOM
12'0" x 7'3"
TENURE
We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

METHOD OF SALE
The property will be offered for sale by Public Auction on Friday 28th November 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.

CONTRACTS & 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 will be available for inspection at the offices of the vendors solicitors: Mrs Anna Hunt of Elliott Bridgman Solicitors, 66-70 Court Street, Madeley, Telford, TF7 5EP or at Halls Telford Branch. Tel: 01952 971800, 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
Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of Auction, which has been set at 2.5% of the purchase price, plus VAT or a minimum fee of £3,000, plus VAT (£3,600). This will apply if the property is sold before, at or after the Auction.
ADDITIONAL INFORMATION
Please note: the attached plans are for reference only, and should not be relied upon for accuracy.

MONEY LAUNDERING REGULATIONS
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated 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 www.hallsgb.com/aml-requirements.

GUIDE PRICE/RESERVE
Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures that the property/land will sell for and they 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.