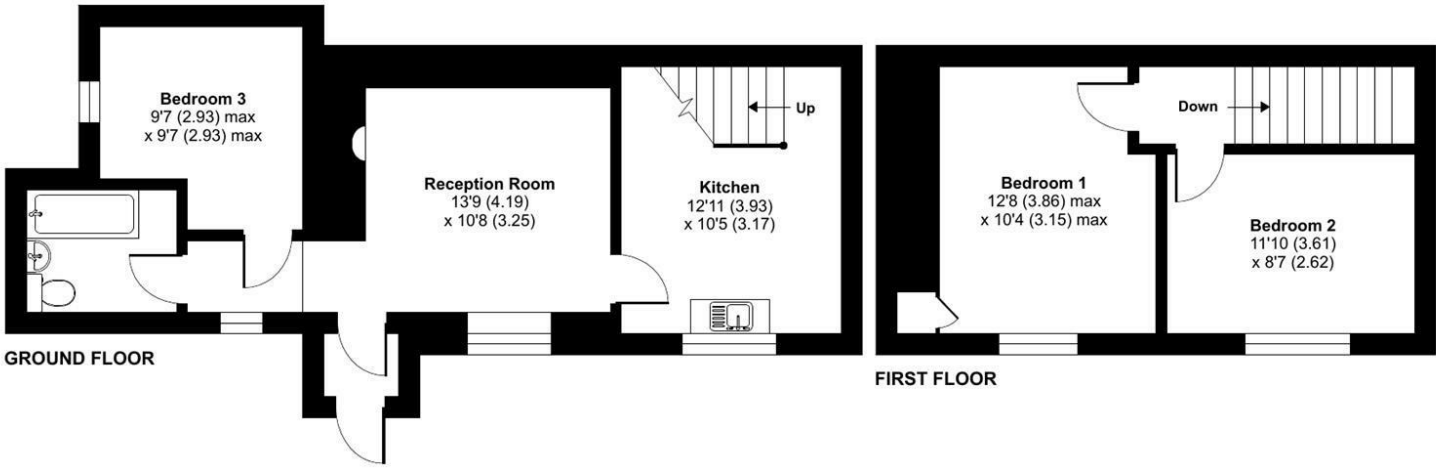


FOR SALE

2 Rockwell Rockwell Lane, Pant, Oswestry, SY10 9QR



Approximate Area = 772 sq ft / 71.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1257971



FOR SALE

Auction Guide Price: £50,000 - £70,000

2 Rockwell Rockwell Lane, Pant, Oswestry, SY10 9QR

FOR SALE BY PUBLIC AUCTION ON FRIDAY 25TH APRIL 2025 AT 3.00PM
AUCTION GUIDE PRICE £50,000 - £70,000

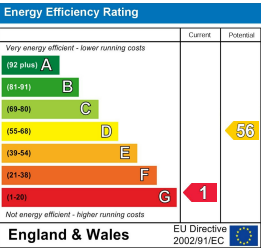
An interesting and charming 2/3 traditional Semi-Detached Cottage requiring complete renovation and modernisation, with scope to possibly extend (STPP) having parking space and a garden area, whilst tucked away on the fringe of the village close to walks and village amenities.



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



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com




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01691 670 320



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Character Semi-Detached Cottage
- Requires Extensive Renovation
- Parking & Garden Area
- Scope to Extend (STPP)
- Easy Access to Local Amenities
- Easy Access to Commuter Links

DIRECTIONS
From Oswestry proceed south along the A483 to Pant. Proceed through the village until reaching The Cross Guns Public House and turn right onto Briggs Lane. Proceed a short distance and then turn left onto Rockwell Lane. Carry on virtually to the end of the road and the property will be seen on the left hand side.

SITUATION
The property is attractively situated on the fringe of this popular and thriving village, with easy access to the A483 Welshpool to Oswestry road. The village itself offers a range of amenities including pub, primary school, village store and post office, whilst further amenities can be found in Oswestry (approx. 5 miles) and Welshpool (approx. 10.7 miles). Further commutes which are accessible include Shrewsbury, Wrexham and Chester. Easy access to local walks can be found close by and Llanymynech Golf Club.

DESCRIPTION
This mature semi-detached property offers an excellent opportunity to acquire a character cottage requiring extensive renovation and modernisation, whilst possibly offering scope for alteration or extension - subject to any necessary planning consents. The interior of the cottage offers a number of traditional features including exposed beams and an old inglenook fireplace. The current layout has been planned to provide the option of 2/3 bedrooms or 1/2 reception rooms. Outside to the side of the property is a parking area, whilst the garden area is provided predominantly to the rear and is generally in need of maintenance and re-landscaping.

PORCH
LIVING ROOM
With exposed beamed ceiling, inglenook incorporating tiled fireplace and hearth.

KITCHEN
With fitted sink unit and exposed painted beam ceiling, staircase to the first floor.

INNER HALL
Leading off the Living Room and with doors leading off to:

DINING ROOM/BEDROOM 3

BATHROOM
With bath, pedestal wash hand basin, low level flush WC. Wall fitted cupboard.

FIRST FLOOR LANDING
With access to loft space.

BEDROOM 1
Built-in airing/tank cupboard with pre-insulated hot water cylinder having immersion heater, cold water storage tank and slatted shelving. Rear window aspect.

BEDROOM 2
With rear window aspect, built-in storage cupboard.

OUTSIDE
A stoned car parking space with blockwork retaining wall. A pathway then leads around to the porch at the rear.

GARDENS
This lies predominantly to the rear, currently part grassed with hedge to one side and climbing ivy against the cottage.

GENERAL REMARKS
FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

SERVICES
Mains water, electricity and drainage are understood to be connected. A back boiler to the living room fireplace is understood to serve the radiators. None of these have been tested.

TENURE
Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX
The property is currently banded in Council Tax Band 'B' - Shropshire Council.

METHOD OF SALE
The property will be offered for sale by PUBLIC AUCTION ON 25TH APRIL 2025 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.

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 Buyers Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT, i.e (3%) on the "hammer price", subject to a minimum fee of £2,500 plus VAT (£3,000). This fee will apply whether the lot is purchased before, at or after the auction.

BUYERS REGISTER
Purchasers interested in bidding for a lot are required to complete a BUYER'S 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
**Guide prices 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.

***IMPORTANT* ANTI-MONEY LAUNDERING REQUIREMENTS**
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.

AUCTION/LEGAL PACK
A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from the Selling Agent (see Conditions of Sale below).

CONDITIONS OF SALE
Please note that the property is sold in accordance with the Common Auction Conditions (4th Edition, March 2018) (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction. The contract and special conditions of sale will not be read out by the auctioneers at the auction, but will be available for inspection at the auctioneer's offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

SOLICITORS
Ms Kaylee Evans, Lanyon Bowdler, 39/41 Church Street, Oswestry, SY11 2SZ.

VIEWINGS
Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: oswestry@hallsgb.com