

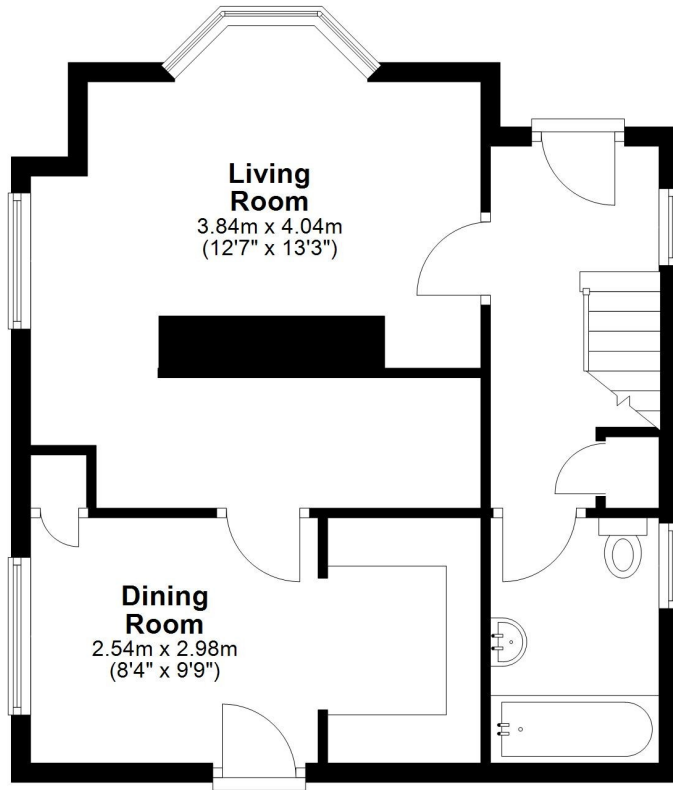


Crossing Cottage, Station Road Baschurch, Shrewsbury, SY4 2BQ
Guide Price: £139,500

For Sale by Online Auction
Closing date Friday 28th November 2025

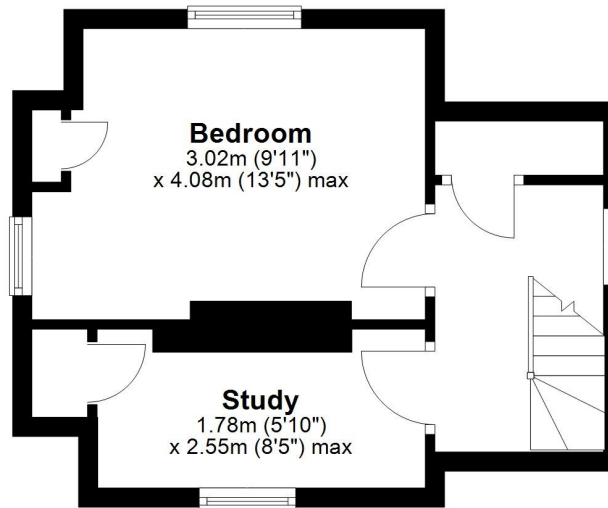
Ground Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



First Floor

Approx. 24.8 sq. metres (266.9 sq. feet)



Summary

- Guide price £139,500 Region
- 2 bedroom detached house
- Accommodation over 2 floors
- Private garden, parking and garage
- Located within the popular village of Baschurch

TENURE

The property is freehold and will be sold with vacant possession upon completion.

Local Authority:

Shropshire Council
The Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND.
03456 789 000

For further information contact:

Sam Foster
sam.foster@cgpooks.co.uk
01743 27 66 66

Total area: approx. 69.2 sq. metres (744.9 sq. feet)

Crossing Cottage is the historical former Level Crossing Keeper's home. This unique and very attractive 1848 Grade II Listed detached property is located on the fringe of the village close to its many amenities and benefits from a small private garden, parking area and garage.



- Oak panelled door to entrance hall with built in storage and window to side.
- Living room with feature fireplace, window to side and further bay window to front.
- Inner hall and dining room which opens to the adjoining kitchen and has window to side as well as part glazed door to rear.
- Ground floor bathroom accessed off the entrance hall.
- Oak staircase to first floor landing where there is a window to side and built in store.
- Double bedroom and an additional small single bedroom/ office or dressing room.
- Secondary glazed windows and gas fired central heating.
- Parking area and access to a detached single garage.
- Small private established garden.
- Conveniently situated for village amenities and just a 20 minute drive from Shrewsbury.
- Vacant, with no onward chain.



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METHOD OF SALE

The property will be offered for sale by ONLINE TRADITIONAL AUCTION (unless sold prior).

The sellers reserve the right to withdraw or alter the property for sale prior to the auction end date. To view the live auction visit our website and click on the Online Auctions tab where you will find the property.

COMPLETION

The completion date will be within 28 days of the auction end date, as specified in the legal pack.

AUCTION END DATE AND TIME

VIEWING

Contact Cooper Green Pooks on 01743 276666 to arrange a viewing.

Viewers should register the time and date of their proposed viewing with Cooper Green Pooks **prior** to arriving at the property by emailing Sam Foster at Sam.foster@cgpooks.co.uk

Viewers will need to produce photo ID at the property (either passport or driving licence) before they will be allowed to view. For verification and security, the ID will be photographed by a representative of Cooper Green Pooks.

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction.

There will be a requirement for all bidders to register via the online sales site and complete the ID checks.

LEGAL PACK

Copies of the Legal Pack and Special Conditions of Sale will be available online to be downloaded via the tab on the online auction listing page. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation and to consult legal advice prior to bidding.

Link:

DEFINITION OF AUCTION RESERVE

Guide price(s) are an indication of the seller's expectation.

Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction.

We expect the reserve will be set within the guide range or no more than 10% above a single guide figure.

Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provision of the latter shall prevail. The special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

SOLICITOR ACTING

[Natasha Lewis](#)

[Thorntons Solicitors](#)

natasha@thorntonslegal.com

[01743 341770](tel:01743341770)

BUYERS' FEES

This property is sold subject to the payment of a non-refundable buyer fee of £7,900 including VAT of the successful bid.

The non-refundable buyer fee will be taken from the successful bidders bank account by Bamboo Auctions immediately the auction ends.

The buyer fee is in addition to the purchase price. Please take this into account when bidding.

This property is being sold using the traditional method of auction which requires the completion of the purchase by 24th October 2025. The successful bidder is committed to pay 10% of the purchase price (the total of the final bid and the buyer fee) by 12pm the next business day after the close of the auction.

There are no other fees or charges payable to the Auctioneer, however there are other costs to consider such as:

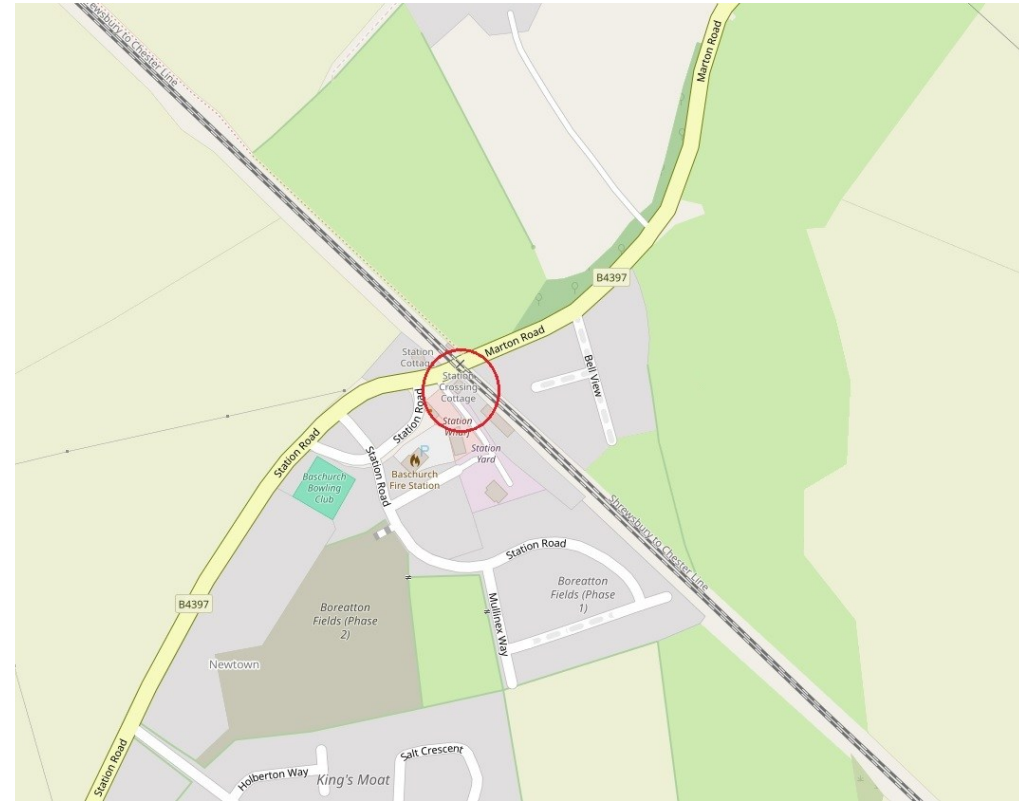
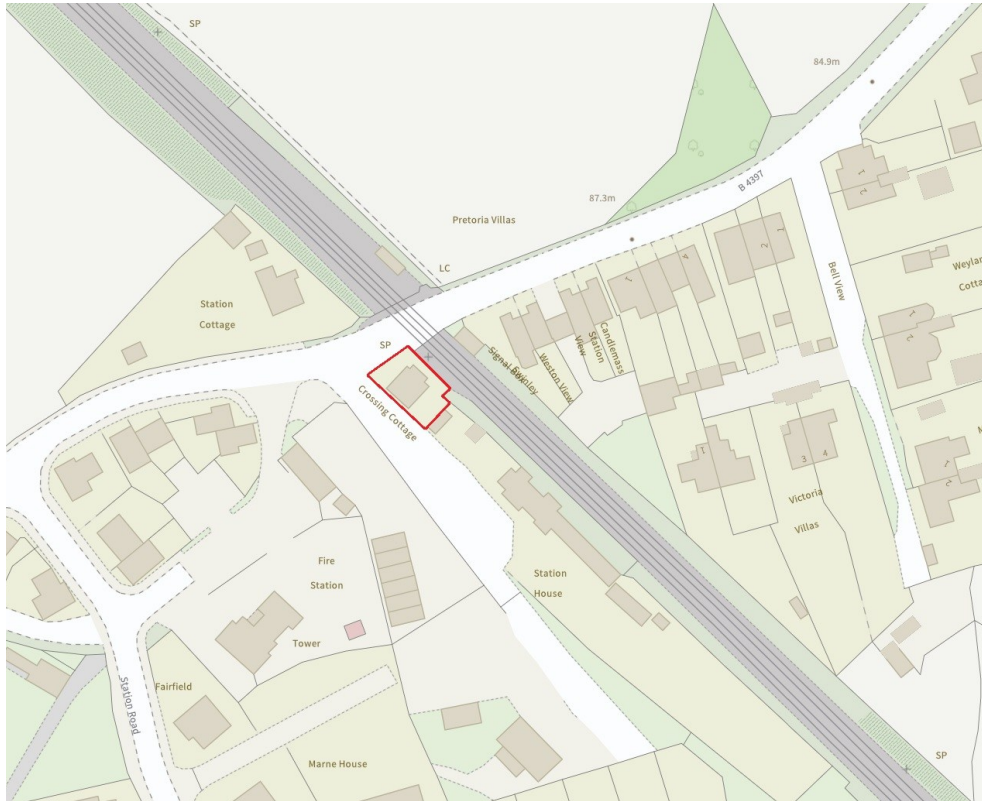
You will need a Solicitor to act for you during the purchase and your Solicitor will advise you in relation to their fees and any associated costs.

Stamp Duty Land Tax (SDLT) will be payable and will be calculated based on the total of the purchase price and the non-refundable reservation fee.

Stamp duty is payable on non-refundable reservation fees when buying a property at auction, in addition to the property purchase price as these fees are considered part of the "chargeable consideration" for the property and are included in the calculation of the total amount on which stamp duty is due.



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IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.