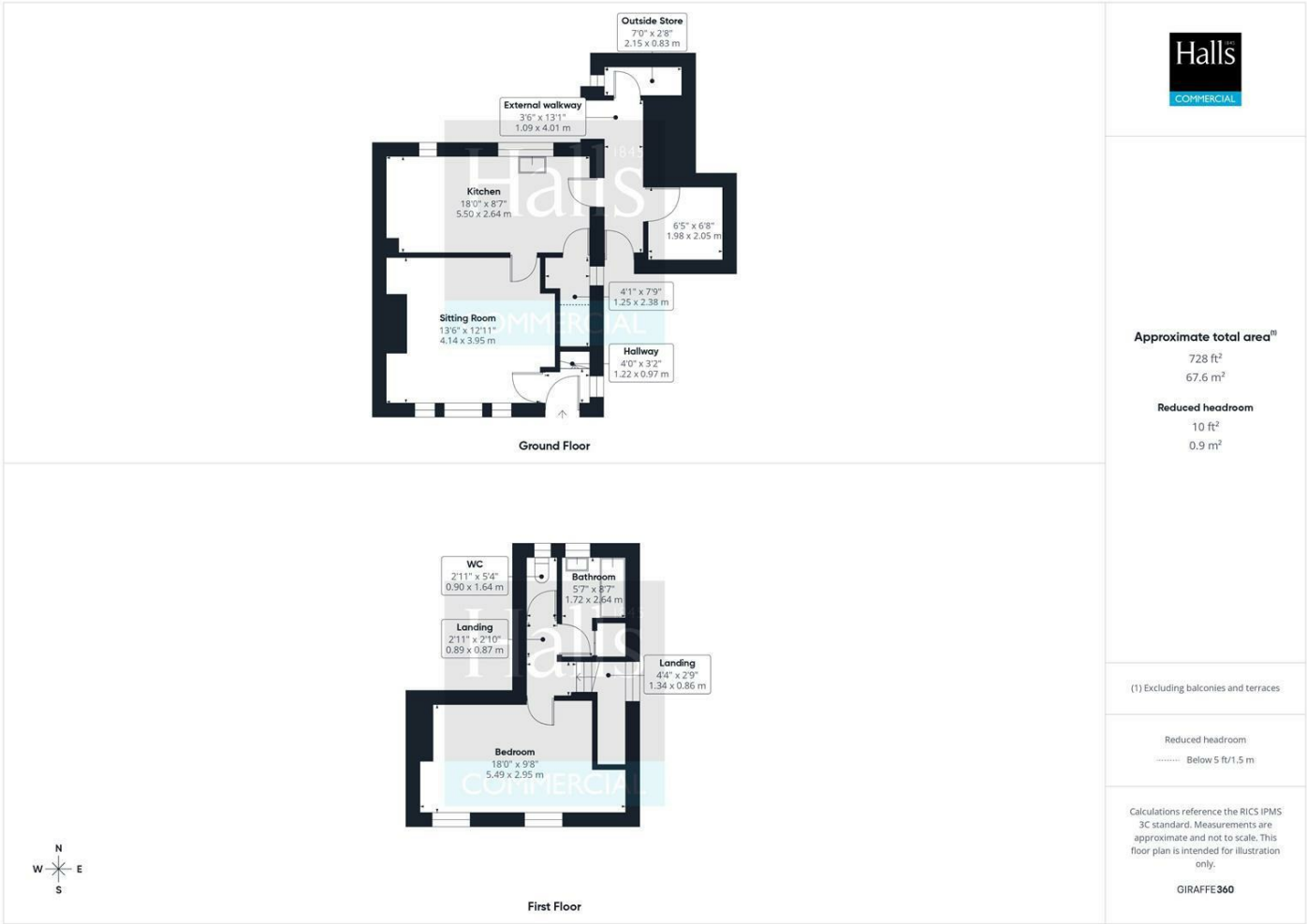


FOR SALE BY AUCTION

22 Hawkstone View, Tilstock, Whitchurch, SY13 3JN

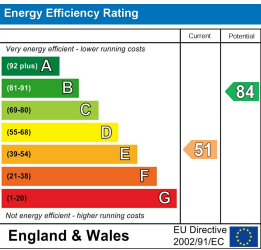


FOR SALE BY AUCTION Auction Guide Price £80,000

22 Hawkstone View, Tilstock, Whitchurch, SY13 3JN

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



01743 450730

Property Auctions
Halls Holdings House Battlefield, Shrewsbury,
Shropshire, SY4 3DR



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****Auction Guide ** £80,000- £110,000**
A one-bedroom semi-detached home situated in the rural village of Tilstock, approximately two miles from Whitchurch. The property offers well-arranged accommodation comprising a sitting room, kitchen with pantry, two integral outhouses, one bedroom, and a family bathroom with a separate WC. Externally, there are front and rear gardens which enjoy attractive open countryside views. The property does not benefit from allocated parking; however, a nearby off-road lay-by is available for public use. In need of comprehensive modernisation, the property presents an excellent opportunity for improvement and early viewing is advised.





1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- A one-bedroom semi detached house
- Close proximity to town of Whitchurch
- Extensive countryside views
- Occupying a generous plot with significant potential
- In need of a scheme of general modernisation
- Viewing highly recommended

Description
Halls Holdings Limited are favoured with the instructions from Connexus to offer this property for sale by Public Auction on Friday 27th February 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR.

Nestled in the rural village of Tilstock, 21 Hawkstone View offers a tranquil countryside setting while being just a short distance from the market town of Whitchurch and its range of local amenities. Tilstock is home to a Church of England primary school, bowling and tennis club, and a popular country pub, with excellent access to the A49 and wider A5/M54 motorway network.

Whitchurch is a market town and civil parish in north Shropshire, England, close to the borders of Cheshire and Wales. It lies near the towns of Wem, Nantwich, Malpas, and Audlem, and within easy reach of Wrexham and Chester. The town is situated near the Whitchurch Arm of the Shropshire Union Canal and is bypassed by the A41 and A525 roads.

This one-bedroom semi-detached property is located in the rural village of Tilstock, approximately two miles from Whitchurch. The ground floor accommodation comprises a well-proportioned sitting room, a kitchen with adjoining pantry, and two integral outbuildings. On the first floor there is a bedroom, a bathroom, and a separate WC. Outside, the property offers both front and rear gardens with pleasant open views across the surrounding countryside. Although there is no allocated parking, an off-road lay-by nearby is available for public use. In need of modernisation throughout, the property presents a fantastic opportunity for those looking to renovate a home in a quiet rural location.

Situation
The property is located in Tilstock, a small and peaceful rural village within the Whitchurch area, surrounded by attractive Shropshire countryside and enjoying a strong sense of community. Tilstock benefits from local amenities including a primary school, village hall, bowling and tennis club, and a traditional public house, with the bustling market town of Whitchurch just a short distance to the north offering a wider range of shops, services and transport links. The position also provides good access to nearby towns such as Wem and Prees, as well as convenient connections to larger centres including Shrewsbury and Chester via road and rail, making it well-placed for both local daily needs and wider travel.

Directions
The property is located in Tilstock, just south of Whitchurch, approached via the B5476 and local country lanes, with the village set amidst open countryside yet within easy reach of Whitchurch town centre.

W3W
///paves.disposing.saturate

Accommodation
(all measurements are approximate)

The accommodation comprises of the following

Ground Floor
Hallway 4'0 x 3'2
With light fitment and radiator
Sitting room
13'6 x 12'11
With light fitment and radiator
Kitchen 18'0 x 8'7
With light fitment and radiator
Pantry 4'1 x 7'9

First Floor
Landing 4'4 x 2'9
With light fitment
Bedroom 18'0 x 9'8
With light fitment and radiator
Landing 2'11 x 2'10
With radiator
WC: 2'11 x 5'4
With light fitment and radiator
Bathroom 5'7 x 8'7
With light fitment and radiator

Outside/Gardens
The property is approached via an attractive, enclosed front garden. Side access leads to the rear, where two integral outbuildings are located, and the extensive rear garden enjoys open views across the surrounding fields.
External walkway: 3'6 x 12'1
Outside store 1: 6'5 x 6'8
Outside store 2: 7'0 x 2'8

Services
Services (not tested at the time of inspection)
We understand that mains water and electricity are connected to the property. The property is believed to benefit from an electric heating system via a boiler.

Important Legal Information
Part of the first floor internal area of 21 Hawkstone View sits above part of the ground floor internal area of 22 Hawkstone View. 21 Hawkstone View include and retains ownership of the roof and loft space of such area. The dwellings are therefore arranged with an element of structural overlap. As a result, the Transfers of both properties includes rights to benefit from ongoing support, shelter and access for maintenance, including rights of inspection, repair and temporary access where required, together with provisions relating to overhangs and eaves. Responsibility for maintaining each part of the structure rests with the owner of the relevant property to which that part belongs, with No. 21 responsible for the roof and loft space of the overlapping area (and No. 22 not being subject to any obligation to repair this section of the roof only). The Transfer for No. 22 will otherwise mirror the provisions in the Transfer for No. 21 so far as required to ensure the rights are granted reciprocally. The Transfers for both No. 21 and No. 22 must complete simultaneously in order for the mutual rights to be granted to each property; if the Transfers do not complete together, they will be subject to being re-drafting accordingly. Full draft legal documentation for both properties will be available within the auction pack in order to provide transparency and clarity for all prospective purchasers.

Planning
Prospective purchasers should rely on their own enquiries.
The property is understood to benefit from planning consent for Use Class C3 of the Town and Country Use Classes Order 1987.

Council Tax band
A

Local Authority
Shropshire Council
Guildhall
Frankwell Quay
Frankwell
Shrewsbury
SY3 8HQ

Method Of Sale
The property will be offered for sale by Public Auction on Friday 27th February 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR AT 2pm. Please contact the office for further information. 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.

Contract & Special Conditions of Sale (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 can be requested from Halls, the Auctioneers or the Solicitors Forbes, FAO Aisha Bhailok. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

Guide Price/ Reserve
*Guides are provided as an indication of each seller's 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 obliged 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 our website. If you are the successful bidder/s of this lot, further Anti-Money Laundering checks will be carried out using a specialist third-party company, Movebutler. We thank you for your cooperation.

Buyers Premium
In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, the will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT, i.e (3%) of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).