



FOR SALE

AUCTION GUIDE PRICE £80,000 - £100,000

30 Watergate Street, Ellesmere, SY12 0EU

Auction Guide Price: £80,000 - £100,000

A attractively designed two-bedroom mid-terrace home with front yard and excellent potential for modernisation and improvement, pleasantly situated in a tucked away position within the heart of Ellesmere's thriving town centre.



Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles).

All distances approximate.



- **Scope for Modernisation**
- **Well Proportioned**
- **Two Bedrooms**
- **Front Yard**
- **Close to Amenities**
- **Town Centre Location**

DESCRIPTION

Halls are delighted with instructions to offer 30 Watergate Street in Ellesmere for sale by Public Auction

30 Watergate Street is a traditionally styled two-bedroom mid-terraced property, conveniently situated close to the centre of Ellesmere. The house offers well-proportioned accommodation extending to approximately 743 sq ft and now requires a programme of modernisation and improvement, providing an excellent opportunity for a purchaser to create a comfortable town home to their own specification.

Internally, the accommodation includes a generous living room and kitchen/breakfast room on the ground floor, with two double bedrooms and a bathroom to the first floor. To the front is an enclosed garden area which offers further scope for improvement and landscaping.

SITUATION

The property occupies a particularly convenient position on Watergate Street, within easy walking distance of the centre of the popular North Shropshire market town of Ellesmere.

Ellesmere provides an excellent range of everyday amenities including independent shops, cafés, public houses, supermarkets and recreational facilities, together with primary and secondary schooling. The town is especially well known for its attractive mere and surrounding walks, whilst good road connections provide access towards Oswestry, Shrewsbury, Whitchurch and Wrexham.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep, Packwood Haugh, Adcote School for Girls, and Moreton Hall.

DIRECTIONS

Leave our Ellesmere office on foot and proceed along High Street, keeping onto Watergate Street. Continue on Watergate Street and, immediately after passing number 36 on the right, a private drive leads through to the entrance to the property, which is identified by a Halls "For Sale" board.

W3W

///rings.claims.monorail

THE PROPERTY

The accommodation is arranged over two floors and retains a straightforward and practical layout which offers considerable potential for refurbishment.

The ground floor is centred around a spacious living room, with exposed ceiling timbers adding some traditional character. Alongside is a good-sized kitchen and breakfast room, currently fitted with a range of units, work surfaces and integrated cooking appliances, with sufficient space for informal dining.

A staircase rises to the first-floor landing, from which there are two well-proportioned double bedrooms together with the family bathroom. The property benefits from gas-fired central heating.

Whilst requiring modernisation, the house provides a good basis from which to create an appealing home and may be of particular interest to first-time buyers, investors or those seeking a manageable property close to the centre of Ellesmere.

OUTSIDE

To the front of the house is an enclosed yard area offering scope for landscaping and general improvement.

The property boundary extends to the south up a bank which offers further scope for landscaping.

SERVICES

The property is understood to benefit from mains water, electric, gas, and drainage.

LOCAL AUTHORITY

Shropshire Council.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



COUNCIL TAX

The property is shown as being within council tax band A on the local authority register.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

METHOD OF SALE

The property will be offered for sale by Public Auction on Friday 25th September 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2pm. 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.

BUYERS PREMIUM

In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.

CONTRACT & SPECIAL CONDITION

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 via the vendor's solicitor, Miss Jenny Morris of Gough, Thomas & Scott Solicitors of Ellesmere, prior to the date of the auction. 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.

BIDDING ON BEHALF OF ANOTHER PARTY

Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.

AML

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.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

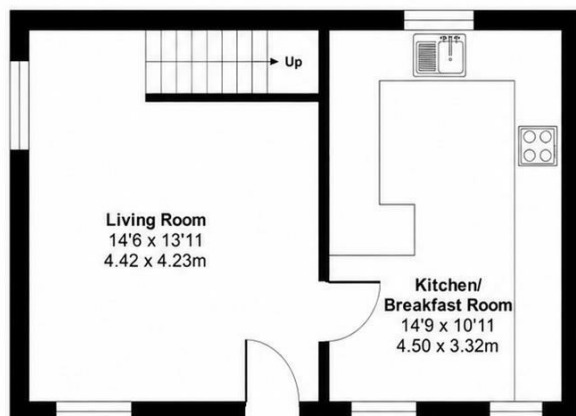
FOR SALE

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Approximate Area = 743 sq ft / 69 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



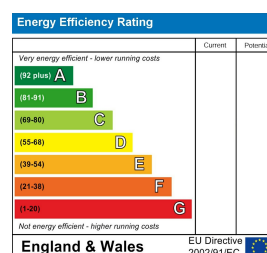
Floor plan produced in accordance with RICS Property Measurement Standards
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Property to sell? We would be delighted to provide you with a free no obligation 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 Ratings



01691 622602

Ellesmere Sales

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