

**FOR SALE**

Auction Guide Price £125,000

The Stables & 12C Market Street, Craven Arms, Shropshire, SY7 9NW

Offered for sale by auction, this well-located residential investment property comprises of two self-contained residential Houses. Currently generating a total rental income of £14,700 per annum (£6,900 from The Stables and £7,800 from 12C Market Street), the property offers an attractive investment with scope to enhance income through asset management in the future.





Description

The property provides an income producing investment of two self-contained residential houses. Built of traditional brick construction, the property is part single storey, part two storey, with on-street parking on Market Street.

Held under Title Numbers SL161465 and part SL53690.

Accessed via a shared passageway from Market Street, The Stables and 12C are currently both let on Assured Periodic Tenancies (ASP):

The Stables
One Bedroom House
Approx. GIA: 483 sq ft (44.85 m sq)
Layout: 1 bedroom, kitchen/diner, sitting room, bathroom
Rent: £6,900 per annum (APT)

12C
One Bedroom House
Approx. GIA 421 sq ft (39.15 m sq)
Layout: 1 Bedroom, Kitchen, sitting room, bathroom
Rent: £7,800 per annum (APT)

Currently generating a total income of £14,700 per annum, the property offers a strong income stream with clear scope for rental growth and further asset management.

Location

Nestled in the heart of Craven Arms town centre, this mixed-use investment property commands a prime position on Market Street, close to the junction with Dale Street. It benefits from the surrounding mixed-use character, with nearby neighbours including Severn Hospice, Pet Supplies and The Paper Shop, creating a vibrant and well-supported commercial environment.

Key Location Highlights:

- Situated directly on the A49, it offers fast road links to Shrewsbury to the north and Ludlow to the south.
- The nearby Craven Arms railway station sits at the junction of the Welsh Marches and Heart of Wales lines. Frequent Transport for Wales services connect to Manchester, Birmingham, Cardiff, Carmarthen, and Swansea.
- A popular visitor destination, the town lies close to the Shropshire Hills Area of Outstanding Natural Beauty and benefits from tourist traffic drawn to attractions such as the Shropshire Hills Discovery Centre and Stokesay Castle.
- Census data indicates a strong owner-occupier housing market, with approximately 69.5% of residents owning their homes, well above national averages.

Craven Arms combines the best of rural charm and strategic transport links, forming a dynamic economic and visitor hub. The property's central location on Market Street places it at the intersection of commerce, community and connectivity - making it an exceptionally strong investment opportunity with built-in income and full potential for further asset-enhancement

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Accommodation

ALL MEASUREMENTS ARE APPROXIMATE

The Stables
Ground Floor: Living Room, Kitchen/Diner
First Floor: Bedroom, Bathroom
Total Gross Internal Area of 483 sq ft (44.85 m sq)

12C
Ground Floor: Kitchen/Diner, Bedroom, Bathroom
First Floor: Living Room
Total Gross Internal Area of 421 sq ft (39.15 m sq)

Tenure

The property is owned under the Title Numbers SL161465 & SL53690

The property is offered for sale subject to the existing periodic tenancies in respect of The Stables and 12C Market Street.



2 Reception
Room/s



2 Bedroom/s



2 Bath/Shower
Room/s



Business Summary

Residential
The Stables
Agreement Type: Assured Periodic Tenancy (APT)
Rent: £6,900 per annum
Current Status: Holding Over

12C
Agreement Type: Assured Periodic Tenancy (APT)
Rent: £7,800 per annum
Current Status: Holding Over

Services

(Not tested at the time of inspection)
All main services are connected to the property. It is understood that both houses have separately sub metered supplies

Planning

The prospective purchaser should make their own enquiries. The property is understood to benefit from planning for Use Class C3 of the Town and Country Use Classes Order 1987.

EPC

The Stables - C
12C - D

Council Tax

The Stables - A
12C - A

Legal Costs

On application. Solicitors: PCB Solicitors LLP, Shrewsbury Business Park, Cypress Centre, Sitka Drive, Shrewsbury, SY2 6LG. (Contact - Rachel Wierzbinski, email: rachel.wierzbinski@pcblaw.co.uk)

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. The property is offered for sale by public auction on Friday 24th July at 2pm at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire, SY4 3DR

Town and Country Planning

The land will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road widening or improvement schemes, land charges and statutory or provisional by-laws without any obligation on the vendor to specify them.

Boundaries, Roads & Fences

The Purchasers shall be deemed to have full knowledge of the boundaries and roads and neither the Vendor nor the Agent will be responsible for defining the ownership of boundary hedges or fences

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 readout 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.

Money Laundering Regulations

PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of *identification documentation. One to confirm their name and residential address, i.e. utility bill or bank statement and one photo ID, i.e. passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

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.

Rights of Ways, Easements/Way Leave

The land will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in the sales particulars or not.

Payment Deposit

The successful buyer of each lot will be required to pay a deposit of 10% of the purchase price (subject to a minimum of £1,000) to the vendors' solicitor prior to leaving the saleroom. Any deposit payments collected by Halls Holdings Limited will incur a 1% service charge. PLEASE NOTE THAT WE DO NOT ACCEPT ANY FORM OF CASH DEPOSIT OR CREDIT CARDS.

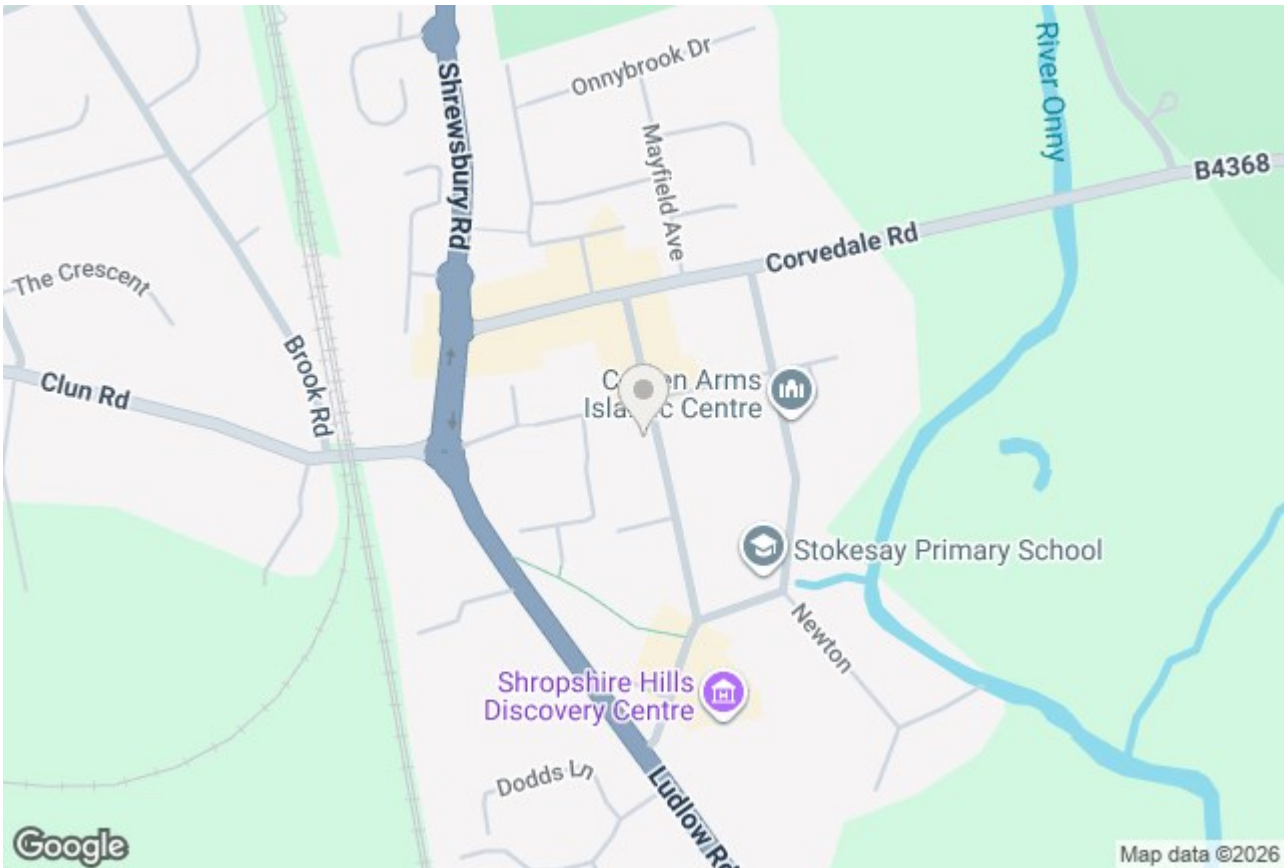
Buyers Premium

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 Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 3.5% plus VAT of the "hammer price", subject to a minimum fee of £4,000 plus VAT (£4,800). Please bring with you the means to pay both the deposit and the buyers premium.

Local Authority

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ. Contact: 0345 678 9000

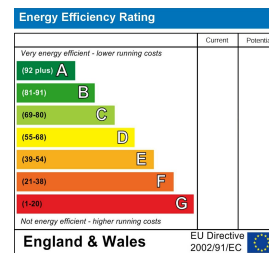
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a 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



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