

FOR SALE BY AUCTION

7 Kerry Green, Bishops Castle, SY9 5AR

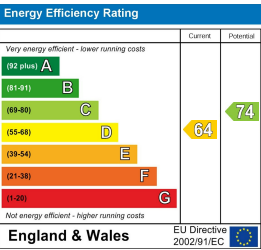


FOR SALE BY AUCTION Auction Guide Price £80,000

7 Kerry Green, Bishops Castle, SY9 5AR

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



Auction Guide £80,000 - £100,000

Three-bedroom semi-detached house in an established residential area of Bishop's Castle, offering excellent renovation potential. The property comprises a sitting room, kitchen, bathroom and three good-sized bedrooms. Outside are front and rear gardens with side access, together with on-street parking via a shared lay-by. Located approximately 0.5 miles from the town centre, the property is conveniently placed for local amenities and the surrounding countryside.



01743 450730

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.





1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three-bedroom semi-detached house
- Established residential location in Bishop’s Castle
- Sitting room, kitchen and bathroom
- Three good-sized bedrooms
- Front and rear gardens with side access
- Renovation opportunity with on-street parking via shared lay-by
- For Sale by Public Auction on Friday 25th September 2026 at 2:00pm

Description
Halls Holdings Limited are favoured with the instructions from Connexus to offer this property for sale by Public Auction on Friday 25th September 2026 at 2pm at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR.

The property comprises a three-bedroom semi-detached house of traditional brick construction beneath a tiled roof. The accommodation is arranged over two floors, with the ground floor providing a sitting room, kitchen and bathroom, while the first floor offers three good-sized bedrooms. Externally, the property benefits from a small front garden and a good-sized rear garden, with side access from the front to the rear. On-street parking is available via a shared lay-by. The property requires renovation but offers significant potential, which can only be fully appreciated through an internal inspection.

Situation
The property is situated on the north side of Kerry Green, within an established residential area of Bishop’s Castle, approximately 0.5 miles north of the town centre. Kerry Green is accessed via the B4385 from Bishop’s Castle, providing convenient access to the town’s range of local amenities and independent shops. Bishop’s Castle is a historic market town in southwest Shropshire, close to the Welsh border and surrounded by the picturesque Shropshire Hills. The town benefits from good road links via the A488 and B4385, providing access to Montgomery, Clun, Church Stretton, Newtown and the wider surrounding area.

Service Charge
Although the property is understood to be freehold, there is a shared service charge with 93 other properties for estate maintenance. For the period April 2026 to March 2027, the charge for 7 Kerry Green is approximately £3.55 per week (£184.00 per annum approx.)

Services
(Not tested at the time of inspection)
We understand that mains water, drainage, electricity and gas are connected to the property. Heating is provided by electric storage heaters, with hot water supplied via a water tank and immersion heater.

EPC
D

Council Tax
B

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.

WSW
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Local Authority
Shropshire Council,
Guildhall,
Frankwell Quay,
Shrewsbury,
SY3 8HQ
0345 678 9000

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. 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, FA0 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.

Bidding on Behalf of Another Party
(Third Party Bidding)
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.

***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.