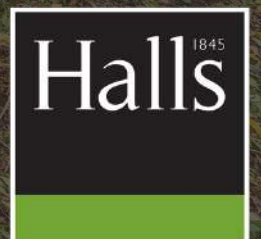




YEW TREE COTTAGE

ASTERLEY | MINSTERLEY | SHREWSBURY | SY5 0AW





YEW TREE COTTAGE

ASTERLEY | MINSTERLEY | SHREWSBURY | SY5 6AW

Shrewsbury 11.2 miles | Telford 23.5 miles
(all mileages are approximate)

A MATURE DETACHED COTTAGE REQUIRING FULL RENOVATION AND
OFFERING EXCELLENT SCOPE TO EXTEND (STPP) POSITIONED WITH
LARGE GARDENS AND GROUNDS IN A SOUGHT AFTER RURAL VILLAGE.

Detached country cottage
Wonderful development opportunity
Scope for extension (STPP)
Extensive gardens and grounds with immense potential
In all approx 1.13 acres



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@halls.gb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the A488 road towards Bishops Castle passing through the villages of Hanwood and Pontesbury. On leaving Pontesbury travel approximately 0.2 miles and take the first right turn signposted Asterley. After approximately 1.3 miles head into Asterley and continue through the village towards Minsterley, just after a sharp left bend the cottage will be found on the right hand side.

SITUATION

The property is pleasantly situated and enjoys a convenient yet quiet position in this popular village, approximately 2 miles from Pontesbury. Pontesbury offers an extensive range of amenities including a church, butchers/bakers, doctors surgery, shops, public houses, restaurants and primary and secondary schools. The county town of Shrewsbury has a comprehensive range of leisure, social and shopping facilities and the A5 link road provides excellent access to the M54 motorway and on towards the national motorway network. A rail service is available in the town centre.

PROPERTY

Occupying an attractive rural position on the fringe of the village of Asterley, Yew Tree Cottage presents a rare opportunity for those seeking a property with considerable potential to create a wonderful country home. Enjoying attractive views to the front, this detached two-bedroom cottage is set within generous gardens and grounds extending to approximately 1.13 acres in total.

The cottage offers accommodation arranged over two floors, comprising a living room with fireplace, kitchen/diner and lean-to to the ground floor.

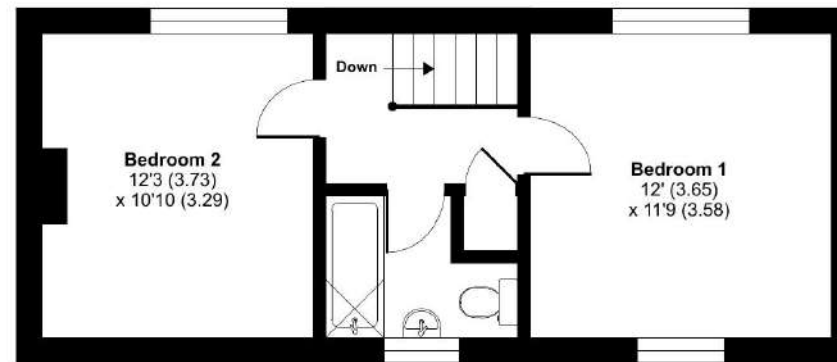
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1537303

To the first floor are two bedrooms and a bathroom. The property requires renovation and modernisation throughout, offering prospective purchasers an exciting opportunity to reconfigure, improve and potentially extend the existing accommodation, subject to the necessary planning permissions and consents.

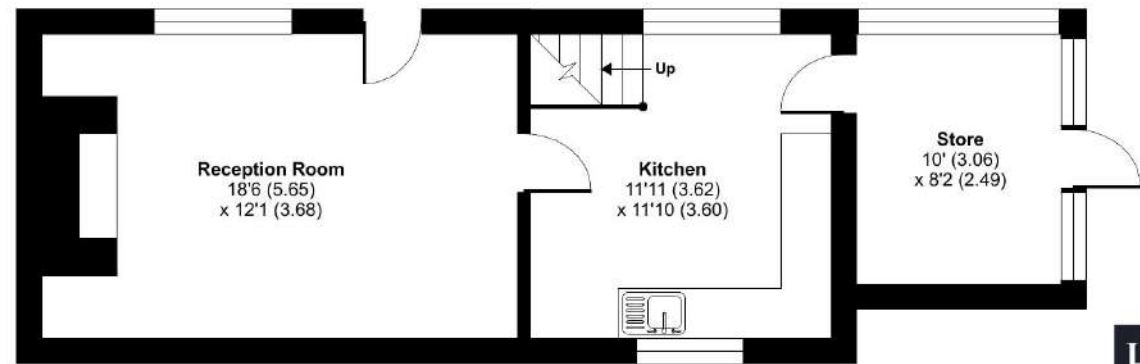
OUTSIDE

Externally, the property benefits from generous gardens which lead down to a stream, beyond which lie extensive additional grounds. These areas are currently heavily overgrown and will require substantial clearance and extensive landscaping to realise their full potential. Once restored, the grounds could provide a beautiful and versatile rural setting,

Approximate Area = 857 sq ft / 79.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





with ample scope to create landscaped gardens, outdoor entertaining areas and further recreational space.

Combining a peaceful village-edge location, attractive rural outlook and a substantial plot of approximately 1.13 acres, Yew Tree Cottage represents an exciting project for those looking to renovate and enhance a characterful country cottage, creating a home tailored to their own requirements.

GENERAL REMARKS

METHOD OF SALE

The property will be offered for sale by PUBLIC AUCTION ON FRIDAY 27TH NOVEMBER 2026 AT 2PM AT HALLS HOLDINGS HOUSE, BOWMEN WAY, BATTLEFIELD, SHREWSBURY, SY4 3DR. The Auctioneers, as agents, on behalf of 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

The property will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of VENDORS SOLICITORS: Mrs Claire Jenkins, Wace Morgan Solicitors - 01743 280100 approximately 14 days prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

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.

GUIDE PRICE/RESERVE

*Guides are provided as an indication of each sellers 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.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains electricity and drainage. Electric heaters. None of these services have been tested.



COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.

Yew Tree Cottage, Minsterley, Shrewsbury,
SY5 0EL



