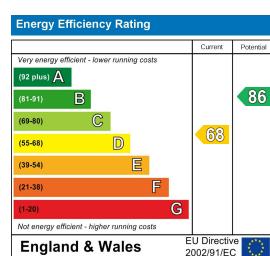




**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor.

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



A photograph of a two-story house with a light-colored exterior and a dark, textured roof. A single brick chimney is visible on the left side. The house is partially obscured by dense, overgrown bushes and trees in the foreground, particularly on the left. A black metal gate stands in the center foreground, leading to a paved area. The sky is blue with some wispy clouds. In the top right corner, there is a dark blue and green graphic element with the word "Halls" in white.

22 The Wheatlands, Baschurch, Shrewsbury, SY4 2DN

\*\* Auction Guide \*\* €70 000- €90 000

A two-bedroom semi-detached home in the popular village of Baschurch. The property includes a spacious living room, kitchen and ground-floor WC, with an integral side outbuilding offering further potential. Upstairs are two double bedrooms and a large family bathroom. Outside, there is a driveway, with scope to extend, and a generous rear garden. The property requires refurbishment, offering an excellent opportunity for improvement. Viewing is recommended.



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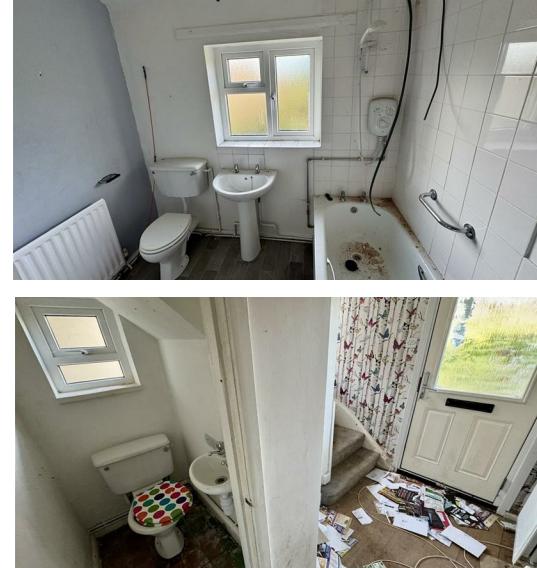
## Property Auctions



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

2 Bedroom/s

1 Bath/Shower  
Room/s

- **A two-bedroom semi-detached house**
- **Drive-way with scope to expand**
- **Located in the sought-after village of Baschurch**
- **Extensive gardens, with potential to extend**
- **Presenting an excellent opportunity for improvement**
- **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.

Conveniently positioned in the popular village of Baschurch, 22 The Wheatlands benefits from a variety of local amenities including a convenience store with post office and two village pubs. The village also offers both primary and secondary schooling and a village hall. Baschurch is well connected by the B5067 and B4397 with easy access to Shrewsbury, which lies a short drive away and provides a wider range of facilities and rail connections. The location also offers straightforward links to the A49/A5/M54 road network for commuting and travel across the region.

A well-located two-bedroom semi-detached home situated in the popular village of Baschurch. The accommodation is well sized and includes a generous living room, a kitchen, and a convenient ground-floor WC. An integral side outbuilding adjoins the property, providing scope for additional use or development. To the first floor are two spacious double bedrooms and a large family bathroom. Outside, the property offers a driveway with parking for one vehicle, with room for expansion, as well as a substantial rear garden that extends around the side of the house. The property has been taken back to a blank canvas and now requires modernisation, offering an exciting opportunity for buyers to add value. Early viewing is advised.

**Situation**

The property is situated in the popular village of Baschurch, within a quiet residential area and close to local amenities. The village offers good access to Shrewsbury and surrounding market towns, making it a convenient and well-connected location.

**Directions**

The property is conveniently located within the village of Baschurch, which lies to the north of Shrewsbury and is easily accessible via the surrounding local road network.

**W3W**

///purely.though.scanty

**Accommodation**

(all measurements are approximate)

The accommodation comprises of the following

**Ground Floor**

Hallway 8'9 x 2'11  
with radiator  
Sitting room 19'3 x 11'4  
with two radiators  
Kitchen 10 x 7'11  
downstairs W/C 2'11 x 4'6

**First Floor**

Landing 2'7 x 7'11  
Bathroom 6'10 x 7'10  
with radiator  
Bedroom 1- 9'2 x 16'4  
with radiator and cupboard off  
Bedroom 2- 10 x 11'4  
with radiator

**Outside/Gardens**

The property features an integral outbuilding measuring 9'5" x 10'11", extensive rear and side gardens, and a spacious front garden with potential to extend for additional off-road parking.

**Service Charge**

Although the property is understood to be freehold, there is a shared service charge with 67 other properties for estate maintenance. For the year 2025/2026, the charge for 22 The Wheatlands is approximately £33.00 per annum.

**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 gas central heating.

**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**

B

**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. 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 Bhalok. 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).