



# INSURANCE HOUSE

MINSTERLEY ROAD | PONTESBURY | SHREWSBURY | SY5 0RS





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Shrewsbury 9 miles | Telford 25 miles  
(all mileages are approximate)

A FANTASTIC OPPORTUNITY TO ACQUIRE A SUBSTANTIAL PERIOD  
PROPERTY, WITH IMMENSE POTENTIAL FOR CONVERSION AND  
DEVELOPMENT (STPP) IN THIS HIGHLY POPULAR RURAL VILLAGE.

Sought after rural village  
Combined commercial and residential use  
Development project  
Excellent conversion opportunity (STPP)  
Large rear parking area



**Shrewsbury Office**

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SY1 1QJ

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury proceed through Radbrook to the roundabout with the A5 by-pass continuing straight over on the A488 sign posted Hanwood and Pontesbury. Proceed through Pontesford and into the village of Pontesbury heading along the one way system past the butchers/bakers and church. Proceed past the Congregational church on the right and side and The Old Police station will be found shortly after on the right.

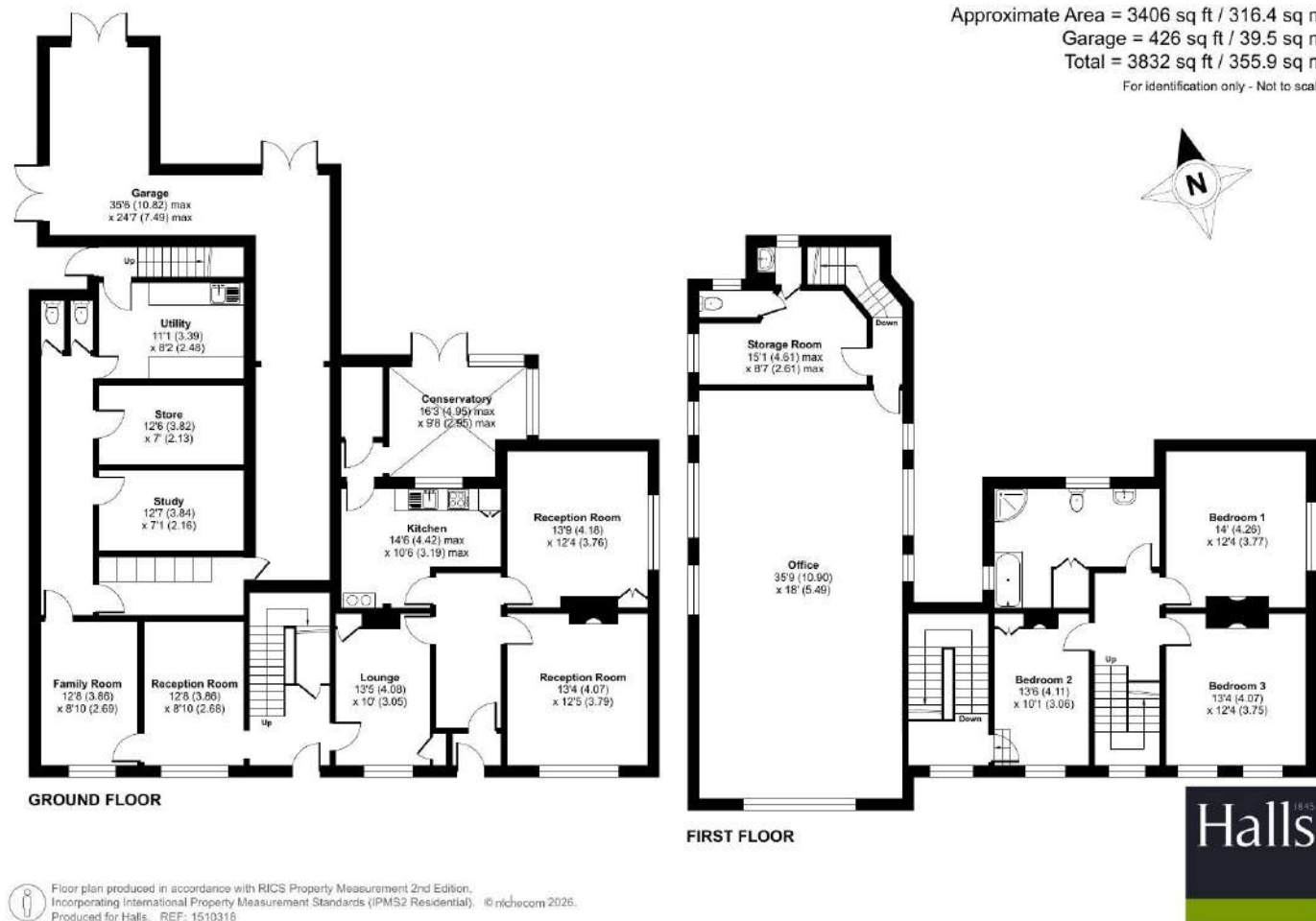
## SITUATION

Insurance House & The Old Police House is attractively situated in the popular rural village of Pontesbury and is within walking distance of a number of amenities including local shops, churches, medical and dental surgeries, butcher, bakers, library and primary and secondary schools. There is the delightful Pontesford Hill and its wonderful walks and attractive views. Further facilities are available in the county town of Shrewsbury and there is easy access to the A5 which links through to Oswestry to the north and Telford to the East and the M54 motorway. There is also a rail service in Shrewsbury Town Centre.

## PROPERTY

Insurance House & The Old Police House is a striking and substantial period property, originally constructed in the late 1800s, occupying a prominent position within the highly desirable rural village of Pontesbury.

Steeped in history and character, the property served as the village police station for many years and retains a fascinating range of original features and accommodation associated with its former use. The building incorporates the former Police Sergeant's residence, a number of holding cells and an impressive first-floor courtroom, creating a truly distinctive property with considerable character and scope.



To the rear is a further range of rooms, stores and garaging, together with a covered former exercise yard and a large parking area. The property has, in more recent years, been utilised for a combination of commercial and residential purposes.

Insurance House & The Old Police House presents a rare opportunity to acquire a substantial historic building with significant potential for renovation, redevelopment and alternative uses. Subject to the necessary planning permissions and building regulation approval, there may be potential to create a number of residential units, including apartments or individual houses.



Offering an exceptional combination of scale, history, character and development potential, the property is ideally suited to buyers seeking a substantial and rewarding renovation project. With its wealth of original features and multitude of potential uses, Insurance House & The Old Police House is sure to attract considerable interest from developers, investors and private purchasers looking to create something truly unique

## GENERAL REMARKS

### METHOD OF SALE

The Old Police Station will be offered for sale by Unconditional Online Timed Auction, bidding opens at 12 midday on Monday 26th October and closes at 12 midday on Friday 30th October. 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.

To bid, click on the REGISTER TO BID button below or click the link here

## SPECIAL CONDITIONS OF SALE

The property will be sold subject to the Special Conditions of Sale, which can be requested from Halls, the Auctioneers or the Solicitors at Gilbert Davies Solicitors, Welshpool 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 AND 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.

## 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.

## SOLICITORS

Gilbert Davies Solicitors, 18 Severn Street, Welshpool, SY21 7AD - 01938 52727 - MRS NERYS JONES

## TENURE

Freehold. Purchasers must confirm via their solicitor.

## SERVICES

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

### 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.



