FOR SALE BY AUCTION

9 Tyndings, Bucknell, SY7 0AW

Ground Floor

First Floor

Approximate total area(1)
1008 ft²
93.7 m²

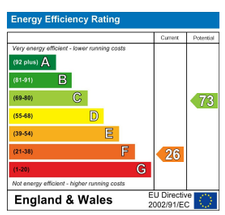
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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



01743 450730

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

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FOR SALE BY AUCTION Auction Guide Price £130,000

9 Tyndings, Bucknell, SY7 0AW

Auction Guide £130,000- £150,000
Situated in the rural village of Bucknell, close to the Welsh border, this three-bedroom semi-detached property offers spacious accommodation with excellent potential for renovation. The ground floor comprises two reception rooms, a kitchen, integral storage and a WC, with three bedrooms and a family bathroom above. Outside, the property benefits from front and rear gardens, with the rear garden accessed from the road and offering potential for off-road parking. Bucknell provides a selection of local amenities including a village shop and post office, public house, primary school and railway station, with good road links to Knighton, Craven Arms, Ludlow and Shrewsbury.

FOR SALE BY AUCTION

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

- **Three-bedroom semi-detached property**
- **Peaceful rural village location in Bucknell**
- **Two reception rooms, kitchen and downstairs WC**
- **Integral storage and three good-sized bedrooms**
- **Front and rear gardens with potential for off-road parking**
- **Excellent renovation potential in a desirable rural setting**
- **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.

This spacious three-bedroom semi-detached home is situated in a peaceful rural location in Bucknell. The property offers well-proportioned accommodation comprising two reception rooms, a kitchen, integral storage facilities and a downstairs WC. To the first floor are three good-sized bedrooms and a family bathroom. Externally, the property is accessed via a footpath to the front and benefits from a front garden. The rear garden is accessible from the road behind the property, where there is potential to create off-road parking. Constructed with traditional brick elevations, the property would benefit from renovation but offers excellent potential to create an attractive family home in a desirable rural setting.

Situation

The property is situated in the rural village of Bucknell, in the south of Shropshire, close to the Welsh border. Bucknell offers a range of local amenities including a village shop and post office, public house, primary school and railway station, which provides services along the Heart of Wales Line. The village is situated on the B4367 and benefits from convenient road links to Knighton, Craven Arms and the wider surrounding area, with Ludlow and Shrewsbury also within easy reach.

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

F

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.

W3W

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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, FAO 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.

BUYER'S 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.